



The Municipal Corporation of the
Town of Fort Erie

Council-in-Committee Meeting Minutes

Monday, November 15, 2021

Council Chambers via Video Teleconference

Due to the COVID-19 Pandemic all Meetings are being held via a Hybrid Model. All meetings can be viewed at: Town's Website:

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

Town's YouTube Channel: www.youtube.com/townofforterie

or click on the YouTube icon on the home page of the Town's website (www.forterrie.ca) or Cogeco TV

1. Call to Order

Mayor Redekop called the meeting to order at 6:00 p.m.

Mayor Redekop acknowledged the land on which we gather is the traditional territory of the Haudenosaunee, Mississaugas of the New Credit, and Anishinaabe people, many of whom continue to reside in this area.

2. Roll Call

Present (In Council Chambers): His Worship Mayor Redekop, Councillors Dubanow, Lubberts, McDermott, and Noyes

Present (Via Zoom Teleconference): Councillors Butler, and Zanko

Staff (In Council Chambers): K. Davis, T. Kuchyt, C. Schofield, and J. Tessmer

Staff (Via Zoom Teleconference): A. Dilwaria, K. Dolch, J. Janzen, E. Melanson, J. Stirton, D. Vander Veen, and K. Walsh

This meeting was held in compliance with the electronic participation provisions of Council Rules of Procedure By-law No. 36-2016, as amended.

3. Announcements/Addenda

Mayor Redekop made the following announcements:

Blue The Butterfly Program

Blue The Butterfly is a program that is relative to our school children. It is a safe and active travel to school initiative that is sponsored by the City of Niagara Falls and The Town of Fort Erie through funding received from the Green Communities Canada and Ontario Active School Travel Programs. This is a program that encourages children to walk, rollerblade, bike and jog to school in order to accomplish a number of things, first of which, is that it helps our children to live active lifestyles, secondly, it helps to reduce the conflict between vehicles and children at schools at the beginning of the school day and at the end of the school day, and thirdly, it is good for the environment because the fewer parents driving their children to school, if they have an alternative, the better.

I want to commend Jennifer Pennell-Ajie who has been involved with the Town of Fort Erie and any of the Town Staff who have worked on this program. I hope that it will take root in Fort Erie among our schools. The plan that is once it's fully implemented in Fort Erie and Niagara Falls it will be expanded to other Municipalities in Niagara.

COVID-19 Update

Today is the first day, in some time, that there has not been a new COVID-19 case recorded in Fort Erie. We are still the highest Municipality per 10,000 people in terms of active cases, but that number is coming down and it seems to have stabilized. There is still a lot of concern in the community so I would urge everyone to continue to follow the Public Health Guidelines.

4. Declarations of Pecuniary Interest

None.

5. Notice of Upcoming Public Meetings

(a) 2022 Budget Meeting Schedule

Re: Council-in-Budget Committee Meetings: #1 - Wednesday, November 17, 2021 - Capital Budget and Forecast; #2 - Wednesday, December 8, 2021 - Water and Wastewater Operating

Budget and Fees Analysis; #3 - Wednesday, February 2, 2022 - Library, Assessment Analysis and General Levy Operating; #4 - Wednesday, February 9, 2022 (if required). All budget meetings begin at 6:00 p.m. Via Video Teleconference. Budget By-laws: Monday, December 13, 2021 - Preliminary Capital Budget; Monday, January 17, 2022 - Water and Wastewater Budget and Rates; Monday, February 28, 2022 - General Levy Budget and General Capital Budget.

(b) Proposed Zoning By-law Amendment

Re: 323 Central Avenue - Owner: Gianluca Cardone - Agent: NPG Planning Solutions Inc. (Cory Armfelt/Jeremy Tran) - December 6, 2021 - 6:00 p.m. The information report will be available by December 1, 2021 at 5:00 p.m.

(c) Proposed Official Plan, Zoning By-law Amendments

Re: 1107 Garrison Road - Owner: 1107 Garrison Road GP Inc. (Mohammed Y. Alhadi) - Agent: Mike Sullivan (Sullivan Planning Services) - December 6, 2021 - 6:00 p.m. The information report will be available by December 1, 2021 at 5:00 p.m.

6. Public Meetings

(a) Proposed Zoning By-law Amendment

Re: 57 Idylewylde Street - Owner: David Smith and Charlene Smith - Agent: PLW Planning & Environmental Consulting (Leigh Whyte). The Applicant's request is to permit a one story single detached dwelling on a part lot and a registered whole lot of record on 57 Idylewylde Street. The zoning of the development portion of the subject lands is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 2 (R2) Zone that contains provisions to permit the following: reduced lot frontage of 11.43 m from 15.00 m; reduced lot area of 348.38 sq m from 510.00 sq m; increased lot coverage 39.4% from 30%. The zoning of the remnant portion of 57 Idylewylde Street will remain Residential 2 (R2) Zone and it will continue its use as a single detached dwelling. *(Presentation by Daryl Vander Veen, Junior Planner)*

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

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

Mr. Vander Veen, Junior Planner, Development approvals, delivered a PowerPoint Presentation which is available for viewing on the Town's website.

Mr. Vander Veen confirmed the statutory requirements for the Public were met, summarized the purpose of the Application, and public comments received.

Mayor Redekop requested that staff bring the Applicant or agent in to participate in the meeting.

Leigh Whyte, PLW Planning & Environmental Consulting, Agent, was present to speak on behalf of the Application. Mr. Whyte, Agent provided a PowerPoint presentation and made the following comments:

- The Zoning By-law Amendment is proposed to facilitate subsequent application for a Deeming By-law to merge 1 existing lot and an existing part lot into 1 new lot. This will allow for the construction of 1 new single-detached dwelling.
- There will be no crowding of the adjacent properties as we are complying with the side yards on both sides along with the front and rear yard.
- There are 3 full lots and 1-part lot and we are going to leave the existing structure on the 2 full lots, about 50 feet of frontage, and then allow for the construction of a new smaller house on the 37 ½ feet of frontage from the full lot and the part lot.
- Surrounding neighbourhood mixed land use within 120 m includes: Institutional uses, industrial facility, commercial development, vacant buildings, multi-dwelling residential development, and lower density residential development.
- Surrounding neighbourhood mixed land use beyond 12 m includes: multi dwelling development, Our Lady of Victoria School, St. Michael's Roman Catholic Church, commercial development, and the Fort Erie Public Library.
- The Secondary Plan permits low density residential, which it would be. We are looking for deviation from the lot frontage, lot area, and the coverage.
- The Planning Justification Report prepared and submitted with the application considered Planning Policies expressed in the *Planning Act* Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Region Official Plan, and the Town of Fort Erie Official Plan.

Mayor Redekop enquired whether there were any members of the public in the waiting room who wish to speak in favour of the Application.

No members of the public came forward.

Mayor Redekop enquired if any members of the public wished to speak in opposition to the Application, or wishes to address Council or has questions.

No members of the public came forward.

Mayor Redekop enquired whether the Clerk received any comments subsequent to the posting of the Report, to be read into the Minutes. The Clerk advised that she did not.

Mayor Redekop declared the Public Meeting closed.

(b) Proposed Official Plan & Zoning By-law Amendment

Re: 321 Garrison Road - Owner: 1784550 Ontario Inc. (c/o Peter Wangler) - Applicant: 2186870 Ontario Inc. (c/o Rakib Hassan) - Agent: Rob Russell Planning Consultants (c/o Rob Russell). The Applicant's request is to facilitate the redevelopment of the front portion of the property for a future restaurant with a drive-thru. The subject property is currently designated Core-Mixed-Use, in part, and Medium High Density, in part, and Open Space, in part. The subject lands are zoned Core Mixed-Use (CMU1-447) Zone, in part and Residential Multiple 1 (RM1-446) Zone, in part, and Open Space (OS-450) Zone, in part. The applicant is requesting to re-designate approximately 930 sq. m (0.22 acres) of lands currently designated Medium-High Density and zoned RM1-446 to a Core Mixed-Use designation and CMU1-477 zone respectively, to provide parking spaces and a drive-thru lane. As the northerly portion of the property includes a woodlot, the applicant is also requesting to add the Environmental Conservation (EC) Overlay Zone to the existing RM1-446 and OS zone to ensure the protection of the woodlot until a detailed Environmental Study is completed as part of the future development application.
(Presentation by Anamika Dilwaria, Senior Development Planner)

Ms. Dilwaria, Senior Development Planner, Development approvals, delivered a PowerPoint Presentation which is available for viewing on the Town's website.

Ms. Dilwaria confirmed the statutory requirements for the Public were met, summarized the purpose of the Application, and public comments received.

Mayor Redekop requested that staff bring the Applicant or agent in to participate in the meeting.

Rob Russell, Rob Russell Planning Consultants, Agent, was present to speak on behalf of the Application. Mr. Russell, Agent made the following comments:

- There were questions about the fact that we are re-zoning and re-designating residential lands to commercial. It should be noted that this was already a commercial parking area, we are not expanding it, and it was once approved as one. At one point these lands were designated commercial and then they were re-designated for residential most likely through the Gateway Secondary Plan.
- It is not so much that we are trying to take away residential, we are making efficient use of a building and parking that is already there and we are not proposing any construction on the building.
- There will be a little removal of asphalt on the site.
- There will be an increase amount of services and the property will be improved.
- We are proposing to use the existing access that is already there. The entrance and exit will be off of Garrison Road and there will be no access to Walden at this time.
- As part of this zoning process there will be an Environmental Conservation overlay on the project so the land will be protected and are not proposing to change what the Town designated under the Gateway Secondary Plan.
- The depth of the Environmental Conservation overlay would be 65 meters.

Mayor Redekop enquired whether there were any members of the public in the waiting room who wish to speak in favour of the Application.

Vijaykumar Patel, 315 Garrison Road

Mr. Patel advised that he is in support of this application and I wanted to say thanks to my neighbour for agreeing to build a separation wall for his development.

Mayor Redekop enquired if any members of the public wished to speak in opposition to the Application.

No members of the public came forward.

Mayor Redekop enquired if any members of the public wished to speak in favour, in opposition or had any questions regarding the Application.

No members of the public came forward.

Mayor Redekop enquired whether the Clerk received any comments subsequent to the posting of the Report, to be read into the Minutes. The Clerk advised that she had received an email addressed to Ms. Dilwaria from Nancy Haufek on behalf of her mother, Milica Djonovich. She read the following correspondence into the Minutes:

(a) Milica Djonovich

“Good morning, my mom Milica Djonovich had spoken to Aaron Butler about her concerns about the new restaurant going in. She was asked to send an email with her concerns to you. My apologies for not getting this to you sooner but we are hoping that this can get addressed at the Nov 15th meeting.

Her main concern and question is what is being done to make sure the additional traffic that will be generated by another restaurant with drive thru is being addressed. Currently the traffic in this area is quite heavy as it is two main intersections in Fort Erie. We watch the traffic coming out of McDonalds and the entrance road to Sobeys and are surprised that there hasn't been a fatality yet. The volume on Garrison Road is increasing as well. I am not sure but I had seen that it was a Popeyes going in there, it is also a favourite of many and it will generate more traffic in and out.

She lives at the corner of Garrison and Concession so she sees the traffic and is just concerned and wants to make sure there is a plan in place to deal with additional traffic.

She can be reached at [REDACTED] or you can reply to this email.

If any clarification is necessary please let me know.
Could you please let me know that you received this.
Thanks in advance
Nancy Haufek

Mayor Redekop declared the Public Meeting closed.

7. Consent Agenda Items

7.1 Request to Remove Consent Agenda Items

None.

7.2 Consent Agenda Items for Approval

IS-53-2021 Bay Beach 2021 Summary

That: Council receives Report No. IS-53-2021 on the Bay Beach 2021 operational summary for information purposes. **(Carried)**

IS-54-2021 Outdoor Public Space Winter Maintenance Service Level Enhancement

That: Council receives Report No. IS-54-2021 on outdoor public space winter maintenance service level enhancement for information purposes. **(Carried)**

IS-55-2021 Award of Contract No. ISO-21T-RDITCH Roadside Ditching

That: Council accepts and approves the tender from Griffin Landscape Management Solutions Inc. to complete roadside ditching, brushing and culvert replacements – Contract No. ISO-21T-RDITCH in the amount of \$255,083.82 (Including 13% HST). **(Carried)**

Consent Agenda Recommendation

Recommendation No. 1
Moved by: Councillor Butler

That: Council approves the Consent Agenda Items as recommended.

(Carried)

7.3 Items Removed to be Dealt with Separately

None.

8. Corporate and Community Services

Chaired by Councillor McDermott

8.1 Presentations and Delegations

None.

8.2 Reports

EDTS-05-2021 Proposed Administrative Improvements to the Short-Term Rental Program and Options for Short-Term Rentals with More Than 3 Bedrooms

Recommendation No. 2
Moved by: Councillor Dubanow

That: Council receives for information purposes Report No. EDTS-05-2021 regarding proposed administrative improvements to the 2022 Short-Term Rental Program and options for Short-Term Rentals with more than 3 bedrooms; and further

That: Council directs that commencing January 4, 2022:

- a) A Local Contact Person for a Short-Term Rental Premises shall be at the premises within 30 minutes of contact; and further
- b) As part of the Short-Term Rental licence application, the owner shall acknowledge and agree to indemnify and save harmless the Town of Fort Erie, its staff and elected officials from any and all claims; and further
- c) As part of the Short-Term Rental licence application, the owner shall acknowledge that the issuance of a Short-Term Rental licence shall not contravene an Agreement of Purchase and Sale and/or any other instrument registered on title or otherwise to the property; and further
- d) The term “good standing” shall be as defined in Report No. EDTS-05-2021; and further

That: Council approves Option No. ____ for Short-Term Rentals with more than 3 bedrooms as set out on page 5 of Report No. EDTS-05-2021; and further

That: Council directs that a By-law be submitted to amend Business Licencing By-law No. 217-05 – Schedule “13”, accordingly.

The Chair directed that each recommendation and item be dealt with separately.

Recommendation No. 3
Moved by: Mayor Redekop

That: Council directs that commencing January 4, 2022:

- (a) A Local Contact Person for a Short-Term Rental Premises shall be at the premises within 30 minutes of contact; **(Carried)**

Recommendation No. 4
Moved by: Councillor Dubanow

That: Council directs that commencing January 4, 2022:

- (b) As part of the Short-Term Rental licence application, the owner shall acknowledge and agree to indemnify and save harmless the Town of Fort Erie, its staff and elected officials from any and all claims; **(Carried)**

Recommendation No. 5
Moved by: Councillor Zanko

That: Council directs that commencing January 4, 2022:

- (c) As part of the Short-Term Rental licence application, the owner shall acknowledge that the issuance of a Short-Term Rental licence shall not contravene an Agreement of Purchase and Sale and/or any other instrument registered on title or otherwise to the property; **(Carried)**

Recommendation No. 6
Moved by Councillor Lubberts

That: Council directs that commencing January 4, 2022:

- (d) The term “good standing” shall be as defined in Report No. EDTS-05-2021;

Recommendation No. 7
Moved by: Councillor Lubberts

That: The definition of “good standing” be amended to provide that any short-term rental owner that has 5 or less demerit points is considered in good standing. **(Carried)**

Following approval of the amendment, Recommendation No. 6 was voted on, as amended, as follows:

That: The term “good standing” shall be defined as follows: “a licensee of a Short-Term Rental premises that has complied with all of the provisions of Business Licencing By-law No. 217-05 – Schedule “13”, as amended, and includes a licensee that has 5 or less demerit points. **(Carried)**

Recommendation No. 8
Moved by: Mayor Redekop

That: Council approves Option No. 3 for Short-Term Rentals with more than 3 bedrooms as set out on page 5 of Report No. EDTS-05-2021;

Recommendation No. 9
Moved by: Councillor Dubanow

That: Option No. 3 be amended to permit existing operators of 4 or more bedrooms to continue operating for 2022 pending the outcome of the Zoning By-law Amendment and the Official Plan Amendment.

Councillor Dubanow requested a recorded vote, the results of which are as follows:

<u>Yes</u>	<u>No</u>
Councillor McDermott	Councillor Lubberts
Councillor Dubanow	Councillor Zanko
	Councillor Butler
	Councillor Noyes
	Mayor Redekop (Lost)

Councillor McDermott gave the Chair to Councillor Butler in order to speak to the matter.

Recommendation No. 10
Moved by: Mayor Redekop

That: Option No. 3 be amended to add that the additional bedroom doors be locked. **(Withdrawn)**

Following the amendment moved by Councillor Dubanow being lost and Mayor Redekop's amendment being withdrawn, Recommendation No. 8 was voted on, as amended, as follows:

That: Council approves Option No. 3 for Short-Term Rentals with more than 3 bedrooms as set out on page 5 of Report No.

Councillor Dubanow requested a recorded vote, the results of which are as follows:

<u>Yes</u>	<u>No</u>
Councillor Lubberts	Councillor McDermott
Councillor Zanko	Councillor Butler
Councillor Noyes	Councillor Dubanow
Mayor Redekop	(Carried)

Councillor Butler returned the Chair to Councillor McDermott.

Recommendation No. 11
Moved by: Mayor Redekop

That: Council directs that a By-law be submitted to amend Business Licencing By-law No. 217-05 – Schedule “13”, accordingly. **(Carried)**

8.3 New Business/Enquiries

(a) Councillor Butler

Councillor Butler advised that she hadn't seen any Reports from the SPCA in a while, and asked if anyone had any information with respect to that? Mr. Kuchyt responded that he believed Councillor Butler was referring to the monthly Reports from the SPCA with their activities. With Paul no longer at the Town to forward them, he will forward on the last few months and going forward.

Councillor Lubberts questioned is the SPCA not sending the minutes of the meetings every month or every meeting? And also, don't they come on the Agenda, under Correspondence from Boards and Committees? Ms. Schofield clarified that the Monthly Reports are the statistical reports, and yes, their Minutes do go on the Agenda to receive.

8.4 Business Status Report

No changes.

9. Planning and Development Services

Chaired by Councillor Dubanow

9.1 Presentations and Delegations

None.

9.2 Reports

PDS-98-2021 Proposed Combined Official Plan & Zoning By-law Amendment - 321 Garrison Road - Rob Russell
Planning Consultants - Rob Russell (Agent) -
1784550 Ontario Inc. - Peter Wangler (Owner) -
2186870 Ontario Inc. - Rakib Hassan (Applicant)

Recommendation: No. 12
Moved by: Mayor Redekop

That: Council receives for information purposes Report No. PDS-98-2021 regarding a proposed Official Plan Amendment and Zoning By-law Amendment for 321 Garrison Road.

Recommendation No. 13
Moved by: Councillor Noyes

That: Report No. PDS-98-2021 be postponed to the December 6, 2021 Council-in-Committee meeting in order to receive the Response to Enquiry of October 18, 2021 concerning the property the Owner owns on Stevensville Road. **(Carried)**

PDS-99-2021 Information Report - Proposed Zoning By-law Amendment - 57 Idylewylde Street & 0 Idylewylde Street - PLW Planning & Environmental Consulting - Leigh Whyte (Agent) - David Smith & Charlene Smith (Owners)

Recommendation No. 14
Moved by: Councillor McDermott

Councillor Dubanow gave the Chair to Councillor Zanko in order to speak to the matter.

That: Council receives for information purposes Report No. PDS-99-2021 regarding a proposed Zoning By-law Amendment for the lands described as Part Lot 196 & Lot 197, Plan 511 (0 Idylewyld Street). **(Carried)**

Councillor Zanko returned the Chair to Councillor Dubanow.

9.3 New Business/Enquiries

(a) Councillor Noyes

Councillor Noyes referred to the emails all members of Council have been receiving regarding the Crystal Beach Secondary Plan. She advised that she reviewed the history and saw that on June 21st of this year, there was a change of the medium density based upon Council's comments about affordable housing, which she believes was medium density from 25 per 75 per hectare to 52 per 100 per hectare. This was nearing the end of the neighbourhood planning process and after the Open Houses. It concerns her that the change came so late in the process, and many of those who participated earlier in the plan may not have been aware of this particular change in density prior to the official Public Meeting, even though it was in the narrative of the Public Meeting. If a higher density was perhaps discussed earlier or those who have participated were made aware of it, they may have had some concerns expressed earlier in the process in opposition to changing this density in this area.

Councillor Noyes advised that the purpose of public input is to consider concerns regarding potential changes in their neighbourhood, so that if nearing the end of the process something is changed it's hard to say they had your opportunity to speak. She advised that she didn't realise until she started going backwards to the different reports. She then noticed that on June 21st, 2021, the density was changed. Councillor Noyes asked how this can be addressed.

Ms. Dolch confirmed that the density was changed for a couple of reasons. First was that there was increased density proposed in the core. 6 storeys were proposed originally in the core along Erie Road. There was a lot of objection to that from the public so it was modified to go back to 3 stories with 4.5 story height on the corners. The Crystal Beach Secondary Plan requires the accommodation of roughly 2,000 new residents in Crystal Beach. In order to do that, the density needs to be increased. When the density was moved from Erie Road, locations had to be picked where it seemed appropriate to provide additional density, beyond

what was originally anticipated. Due to that, as well as Councillor Butler's motion, staff started to look at sites that would work to provide some density for affordable housing. Those 2 things combined made that change happen at that time, which was just after the Open House. At the Public Meeting, it was communicated.

Ms. Dolch continued that when a Secondary Plan is put forward, the public doesn't necessarily understand density, which is a tough thing to understand, and she appreciates that it's a planner's term. Then when the development Application comes forward, and seeing what that density could mean, that's the struggle that we face at this point.

Ms. Dolch advised that she believes at this point, Council has approved staff to move forward and authorized them to bring the by-laws forward. Council still has, on November 22nd, a chance to look at those by-laws before they're passed. Should Council modify those densities, that density does need to be accommodated somewhere else.

Councillor Noyes advised that she can appreciate there's a lot of factors, but the bottom line is that those people who didn't want the 6 storeys were listened to, and they got 4 storeys. The density was moved over to this area without really any input from the residents of this area, and understands from Mr. Dolch's explanation that Council can modify the density back to the 25 to 75. She continued that she thinks this is a perfect spot for higher density of 25 to 75. It's within walking distance of the library, arenas, downtown core, pharmacy, and some of the doctors. She would support something between 25 to 75 density, but would have a hard time, without public input, supporting the 50 to 100 in this particular area ie. the Rebstock / Ridge area.

Councillor Lubberts advised this was a concern that he had as well. He will be meeting with staff on Friday to talk about the Secondary Plan, but his recollection of the motion that was brought forward back in May by Councillor Butler, was that she was discussing affordable housing. He didn't read anything in the motion that discussed increasing the limits in our definitions of density. What Councillor Butler was asking for was that we ask developers if they could bring in more affordable housing when they build their subdivision.

Councillor Lubberts continued that staff came back with a different report and said, based on that motion, which mentioned nothing

about density, they changed the definition and they changed the limits. That's high density, not medium density. Ms. Dolch mentioned that the density was taken away from Erie Road in the Derby Road area. When we went through the Secondary Plan and had the Focus Groups, it was never agreed that we would have 6 to 8 stories on Erie Road and Derby Road. There was some discussions at a few tables, but it was never the consensus of the Focus Group that that's where that density would be.

Councillor Dubanow requested clarification from Ms. Dolch that the reason the density changed was because of the 6 to 8 story, moving that density from one location to another, and it was not because of Councillor Butler's motion.

Ms. Dolch responded that Councillor Dubanow was correct. The main focus was the fact that we have to accommodate 2,000 to 2,200 residents in Crystal Beach and to figure out where to place those people. With affordability, you have to increase density to get that affordability, because the issue is land cost. So it does relate to her motion a bit, but the main focus is the fact that we need to accommodate those residents that were envisioned by the Region that are going to locate in Crystal Beach. Generally, we have to separate our targets. And right now we're looking at 2041 targets and that's what we're anticipating for Crystal Beach. We haven't even allocated the 2051 numbers that are coming down soon with the new Regional Official Plan. Then there will be additional density that we'll need to look at as we re-look at Crystal Beach, or somewhere else in the future to pick up additional density. We are given a growth number that we have to accommodate in our urban areas. We have been splitting it amongst all the urban pockets, the 6 communities that we have. When we start to decrease 1, we have to pick it up in another. It's not to say we can't, but that was the thrust of that decision and is why we increased that density. We found key locations that we felt appropriate for that density to occur.

Mayor Redekop advised that he doesn't want the impression left with staff that we think that there's some slight of hand going on here and that we've been victimised because they've slipped something by us. That didn't happen at all. Council Butler's motion was quite comprehensive and it covered a lot of area. The main theme was how can we find mechanisms to create affordable housing? There were maybe 10 items that were listed in that motion. The Secondary Plan has gone through a process and we were all engaged throughout the process. So we know what was

going on, we were part of it, we received Minutes from the Focus Groups, from the Open Houses, et cetera.

Council did receive a report earlier this year and did pass that Report, and did support the Secondary Plan. He advised that in fairness, if he were to encapsulate his position on this, it is that maybe he didn't fully appreciate the extent of the density that could be visited upon this particular site that Councillor Noyes has raised. The challenge for us, the reality is, that growth is going to occur. And when the Province sends out numbers and then the Region tries to divvy them up, our best course of action is to prepare for what we know is going to happen because it's happening already. It's been happening here for the last 5 or 6 years and the notion that the influx of population is going to change, is pretty unlikely so that our best movement is to try to manage the growth that is going to occur.

Mayor Redekop continued that every part of this municipality is going to end up having to take on some of that responsibility. Our challenge is to try to maintain the feel of this community as much as possible, to protect the natural heritage as much as possible, to keep this community something that the people who live here value, and the people that are moving here value. This particular proposal that's been put forth that only some of us have seen some of, and many of us haven't seen much of, creates a challenge for us in that regard. But it's not staff's fault. The public somehow thinks that we as a Council come up with these plans and then are trying to foist it on them. That's not the way this all works. And I've responded as you all know, in depth to people just pointing out that these proposals come forward and then our staff looks at them in the context of the planning documents that they have to deal with. To the extent that we provide the planning documents, we provide the platform for the developers to work with. We haven't passed the Secondary Plan yet. So there still is an opportunity to make sure that what's in the Secondary Plan is something that we're prepared to live with and that our planners can work with. But I don't want the impression left when we leave here and I definitely don't want the public to get the impression that the staff isn't trying to do everything that they can to fulfil the vision that we have that has been expressed in our Strategic Plan, because they have. They're extremely talented. We have received many, many reports on many, many developments and this planning staff is in my view the best in Niagara by far, and if I had knowledge of what's outside of Niagara, I could probably expand my definition of they're the best of. We need to be very cautious when we reference these issues, because as Harry Truman said, "The buck stops here." The buck stops with us, and we're the ones

that have to be paying attention. If we miss something, that's on us, that's not on our planning staff. So let's make sure that when we deal with the Secondary Plan, we do get the answers, and hopefully Councillor Lubberts can share with the rest of us what comes out of his meeting with planning staff on the Secondary Plan. I have nothing but the greatest admiration for our planning staff. Their job is to serve our community and I think they're doing a very good job.

Councillor Lubberts advised that Council just heard that the density change had nothing to do with Councillor Butler's motion back in May. He referenced an email he sent to the CAO about a Report about the Secondary Plan and it said that based on that motion, the definition of medium density was changed. He advised that he read the reports and sat in the Focus Group meetings. Everyone who participated in the Secondary Plan, did it in good faith and are expecting that they are going to get what they want. The development on Rebstock Road is not medium density.

Councillor Butler advised that she totally agrees with what the Mayor said, and she recalls that all of Council voted in favour of that Report. Also, she knows that her affordability motion may have spurred that on. Affordable is, and should be, top of mind. Sometimes though, when you vote for something, you don't understand what the implications are going to be, and hence this development that's being proposed. She advised that she has said from the very start that we should be building up and we should be finding places, such as Jarvis Street, which would pump new energy down in that area and she still believes that. So if we're looking to find places to compensate for the loss in Crystal Beach, that might be an area to look at.

9.4 Business Status Report

No changes.

10. Infrastructure Services

Chaired by Councillor Lubberts

10.1 Presentations and Delegations

None.

10.2 Reports

IS-46-2021 Crystal Beach Street Name Signs (*Postponed from October 18, 2021, Special Council-in-Committee*)

**Meeting - Previously moved by Councillor
McDermott as Recommendation No. 3)**

That: Council accepts and approves the concept of district specific street name signs, and further

That: Council directs staff to engage the Crystal Beach BIA to hold a public design competition for a logo to support the Crystal Beach 100th Anniversary, and further

That: Council directs that, upon the decision of the design competition, the Town will provide the street signs for installation, and further

That: Council directs staff to develop a policy regarding district street sign implementation.

Recommendation No. 15
Moved by: Mayor Redekop

That: The recommendations be amended by deleting the second third recommendations, and inserting in lieu thereof the following:

“**That:** Council approves the request of the Crystal Beach BIA to erect specific street name signs for the intersections along Erie Road from Ridgeway Road to Schooley Road, and directs staff to work with the Crystal Beach BIA regarding installation.”

(Carried)

Following approval of the amendment, Report No. IS-46-2021 previously moved by Councillor McDermott as Recommendation No. 3 on October 18, 2021, as amended, was voted as follows:

That: Council accepts and approves the concept of district specific street name signs, and further

That: Council approves the request of the Crystal Beach BIA to erect specific street name signs for the intersections along Erie Road from Ridgeway Road to Schooley Road, and directs staff to work with the Crystal Beach BIA regarding installation, and further

That: Council directs staff to develop a policy regarding district street sign implementation. **(Carried)**

10.3 New Business/Enquiries

(a) Councillor Dubanow

Councillor Dubanow mentioned that since the new openings of the drive throughs on Garrison Road there have been cars trying to turn left East bound on Garrison Road and wondered if Mr. Walsh can bring up this issue with his counterparts at the Region to have better signage.

Mr. Walsh advised that there are also issues in front of McDonald's Restaurant of a similar nature, and he will be contacting the member from the Region that sits on the Traffic Coordinating Committee.

10.4 Business Status Report

None.

11. Scheduling of Meetings

- Transportation Steering Committee Meeting, Wednesday November 16, 2021, 9:30 a.m., via Zoom Teleconference
- Fort Erie Public Library Board Meeting, Wednesday November 16, 2021, 4:00 p.m., Centennial Library Branch.
- Fort Erie Not for Profit Housing, Thursday November 17, 2021, 9:00 a.m., Mae's Restaurant.

12. Adjournment

Recommendation No. 16
Moved by: Councillor Dubanow

That: Council-in-Committee hereby adjourns at 9:28 p.m. **(Carried)**

Mayor

Clerk