



The Municipal Corporation of the  
Town of Fort Erie

**Council-in-Committee Meeting Minutes**

**Monday, December 5, 2022**

**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 6:00 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: His Worship Mayor Redekop and Councillors Dubanow, Flagg, Lewis, McDermott, Noyes

Absent: Councillor Christensen

Staff: K. Beauchamp, A. Dilwaria, J. Janzen, C. Schofield, D. Vander Veen, K. Walsh

**3. Announcements/Addenda**

Mayor Redekop made the following announcements:

- **Local Events**

**Safari Lights – Stevensville**

Safari Lights opened on November 29<sup>th</sup>, it was a fantastic show. Toys were being collected for Kinettes and funds were being raised to support an organization that provides food for those in need.

### **Spirit of Christmas – Ridgeway**

The Spirit of Christmas was held on December 2<sup>nd</sup> and 3<sup>rd</sup> and although the weather wasn't particularly good, I wanted to congratulate the Ridgeway BIA for once again hosting a wonderful event. It started out with the lighting of the Christmas tree on Friday evening, with a number of elementary school choirs singing in the Ridgeway Square. There was also a horse drawn carriage, Christmas cheer, and of course, the merchants welcomed all of their customers.

### **Crystal Beach BIA – Polar Plunge**

On December 3<sup>rd</sup> the Crystal Beach BIA Polar Plunge took place, and our very own CAO, Chris McQueen, actually went in to the water. It was a wonderful event hosted by the Crystal Beach BIA, congratulations to them.

### **Bowden Street - Christmas Lights**

On December 3<sup>rd</sup> on Bowden Street, east of Central Avenue, every house was lit up with Christmas lights. Also, the Pentecostal Church was open with Santa Clause.

### **Community Competition – Christmas Lights**

Two or three years ago, before the pandemic, we talked about getting some type of competition throughout the community. Driving through the community now at night, I've seen there are a couple of neighbourhoods that have done this, such as on Pettit Road, and one of the courts on the west side of Gorham Road going into Ridgeway I'm going to try to get some photographs of some of these streets and get something out in social media.

There's a lot of other Christmas events coming up in our Town, and I encourage everyone to participate. Some are on our Town website, and on social media.

- **Dog Licenses**

Town Hall and some members of Council have been receiving telephone calls about dog licences. I want to let the public know that

you don't go to the Fort Erie SPCA to get a dog licence. The Lincoln County Humane Society, which obtained the Town's animal control contract in May of this year, is responsible for dog licences. They've made arrangements with Ruffins on Concession Road in Fort Erie and Thor's on Dominion Road in Ridgeway to assist people to get licences. It's all done online, and you can do that from your own home. If not, you can go to either one of those places. If necessary, Lincoln County Humane Society will make a special trip to provide assistance to individuals who want a dog licence. The SPCA is telling people that they should come to the Town Hall or call the Town Hall, or call the Mayor, but please go to the Lincoln County Humane Society, Ruffins or Thor's.

- **BILL 23 – MORE HOMES BUILT FASTER ACT**

There have been several statements made by the Premier and his Minister of Municipal Affairs and Housing recently relative to Bill 23, *More Homes Built Faster Act*, which was passed into law on November 28th, that insist on response.

1. The Premier and his minister have set a target of 1.5 million new housing units to be constructed over the next 10 years. The provisions of Bill 23 remove planning responsibilities from some Regions, including Niagara, and Conservation Authorities and reduce public consultation into a number of planning processes, while permitting some housing construction and development without the need for municipal review or approval. The premise is that these changes in planning processes are necessary in order for the government to meet its housing target in the face of current growth and the anticipated influx of millions of newcomers to Canada as a result of the federal government's stated intention to admit 500,000 immigrants per year into the country. The Premier and his minister have completely ignored the fact that there may already be as many as 500,000 already approved or draft approved housing units for construction across Ontario. In Fort Erie alone, about 2,800 housing units have been approved or draft approved. This represents the equivalent of an over 8 year supply of housing at the current rate of issuance of building permits. At least two subdivisions in Fort Erie have been serviced (one in Crystal Beach between Schooley Road and Elmwood Avenue, south of Rebstock Road, and one in Crescent Park east of Pettit Road just north of Garrison Road) but remain dormant with no construction taking place. Are the Premier and Minister not aware that one-third of their housing target has already been met if the government simply required developers to build what has already been approved?

2. The Premier and his minister state that it is necessary to remove previously environmentally protected lands from the Greenbelt in order for the province to meet its housing target. Yet the Housing Affordability Task Force, hand-picked and appointed by the Premier, states at page 10 of its report issued in February 2022, that “a shortage of land isn’t the cause of the problem. Land is available, both inside the existing built-up areas and on undeveloped land outside greenbelts”. The Task Force goes on to state: “Greenbelts and other environmentally sensitive areas must be protected”. Have the Premier or Minister Clark read the report? It would be startling if they have not since it forms the basis of the significant policy changes in planning in Ontario implemented this year by the government, including Bill 23.
  
3. The Premier has stated that he does not believe that municipalities will be prejudiced by the loss of development charge revenues that are relied upon to construct infrastructure and amenities necessary to accommodate growth in our communities. He has stated that the lost revenues can be replaced by eliminating waste. The Premier should know that municipalities, which are creatures of the province and completely under the jurisdiction of the province, must balance their budgets each year and are not permitted to accumulate debt beyond provincially prescribed limits. He should also be aware that municipalities have been required by the province to establish asset management plans to identify existing infrastructure and the condition of that infrastructure, how that infrastructure will be maintained in the long run and how that maintenance will be financed. These costs total millions of dollars even for municipalities such as Fort Erie. Development charges are part of the funding required to meet those infrastructure needs as growth occurs. The Premier should be aware of the financial challenges faced by municipalities in Ontario and that his government maintains strict oversight of municipal expenditures. He should know that most municipalities in Ontario have not met their long-term infrastructure needs, although Fort Erie has managed to do so. The elimination or reduction of development charges will significantly benefit developers with no guarantee that it will result in reduced housing prices. It will also shift the financial burden of growth from new development to existing residents/taxpayers.

I have recently commented on the concerns that the Town of Fort Erie has with respect to the provisions of Bill 23 and we have forwarded to the government the report prepared by staff in that regard. I have personally corresponded with the Minister of Municipal Affairs and Housing about our concerns and what we perceive to be unintended consequences of Bill 23.

The question: Why Bill 23??

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

Councillor Flagg declared pecuniary interests with respect to Item 7.2, Report No. CAO-18/LC-17-2022 Land Matters: November 24, 2022 Land Committee Meeting Minutes – Outstanding Land Matters: Item 13 Re: Request to Purchase Town land: Florence Drive, and Item 10.2 Report No. CAO-14/LC-14-2022 September 7, 2022 Land Committee Meeting Minutes – Outstanding Land Matters: Item 14 Re: Request to Purchase Florence Drive, as he is the owner of the land adjacent and is the individual asking to purchase. He abstained from discussing and voting on the matters.

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

(a) 2023 Budget Meeting Schedule

Re: Council-in-Budget Committee Meetings: #1 - Wednesday, December 7, 2022 - Capital Budget & Forecast and User Fee Analysis; #2 - Wednesday, January 18, 2023 - Water and Wastewater Operating Budget; #3 - Wednesday, February 15, 2023 - Library, General Levy Operating Budget & Assessment Analysis; #4 - Wednesday, February 22, 2023 (if required). All Budget Meetings begin at 6:00 p.m. Budget By-laws: Monday, December 12, 2022 - Preliminary Capital Budget and User Fees By-law; Monday, January 23, 2023 - Water and Wastewater Budget and Rates By-law; Monday, February 27, 2023 - General Levy Budget By-law and General Capital Budget By-law.

#### **6. Public Meetings**

(a) Proposed Zoning By-law Amendment

Re: 63 Idylewylde Street - Owner: Frank Alessio - Agent: Urban Environments (Greg Hynde). The Applicant's request is to rezone the property to permit development of two semi-detached dwellings with a total of four dwelling units. The subject property is zoned Residential 2 (R2) Zone, which only permits single detached dwellings. The zoning is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 3 (R3) Zone that only permits semi-detached dwellings and contains special provisions to permit reduced lot frontage, reduced lot area, reduced interior side yard setbacks between the two proposed semi-detached dwellings and increased lot coverage.

Mayor Redekop announced that this portion of the meeting would be devoted to the holding of the Public Meeting. Mayor Redekop also provided information on electronic participation for members of the public who wished to provide input relative to the Application.

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

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

Greg Hynde, Agent, Urban Environments, was present to speak on behalf of the Applicant, and summarized the Application.

Mayor Redekop enquired whether there were any members of the public present in the virtual waiting room or in the Chamber who wished to speak in favour of the Application.

(a) Leigh Whyte

Mr. Whyte spoke in support of the development.

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

(a) Geoffrey Aldridge - 3765 Rebstock Road, Crystal Beach

Mr. Aldridge provided a PowerPoint Presentation which can be found on the Town's website, and the presentation viewed at: [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie)

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

**PDS-74-2022** Information Report - Proposed Zoning By-law Amendment - 63 Idylewylde Street - Urban Environments - Greg Hynde (Agent) - Frank Alessio (Owner)

Recommendation No. 1  
Moved by: Councillor Dubanow

**That:** Council receives for information purposes Report No. PDS-74-2022 regarding a proposed Zoning By-law Amendment for 63 Idylewyld Street. **(Carried)**

## **7. Consent Agenda Items**

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

Report No. CAO-18/LC-17-2022 was removed due to Councillor Flagg's declared pecuniary interest.

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

**PDS-76-2022**      0-13394 Houck Crescent - Development Agreement - South Side of Houck Crescent, East of Warwick Avenue, 1736106 Ontario Inc. (Connie Nothdurft)

**That:** Council authorizes the entry into a Development Agreement with 1736106 Ontario Inc. for the reconstruction of Houck Crescent from Warwick Avenue to 275 m east of Warwick Avenue, and further

**That:** Council directs staff to submit a by-law to execute the Development Agreement and associated documents. **(Carried)**

**PDS-77-2022**      Alliston Woods Phase 1 Amending Subdivision Agreement - East of Spears Road, North of Garrison Road - 2835033 Ontario Inc. (Mitch Williams)

**That:** Council authorizes the entry into an Amending Subdivision Agreement with 2835033 Ontario Inc. for the Alliston Woods Phase 1 Subdivision, and further

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

**CAO-18/LC-17-2022**      Land Matters: November 24, 2022 Land Committee Meeting Minutes

**That:** Council receives the November 24, 2022, Land Committee meeting minutes attached as Appendix"1" to Report No. CAO-18/LC-17-2022, and further

**That:** Council approves the recommendations contained in Appendix "2".

### **Consent Agenda Recommendation**

Recommendation No. 2  
Moved by: Councillor Lewis

**That:** Council approves the Consent Agenda Items as recommended, save and except Report No. CAO-18/LC-17-2022. **(Carried)**

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

Recommendation No. 3  
Moved by: Councillor Noyes

**CAO-18/LC-17-2022** Land Matters: November 24, 2022 Land Committee Meeting Minutes

**That:** Council receives the November 24, 2022, Land Committee meeting minutes attached as Appendix"1" to Report No. CAO-18/LC-17-2022, and further

**That:** Council approves the recommendations contained in Appendix "2", save and except under Outstanding Land Matters: Item 13 Re: Request to Purchase Town land: Florence Drive. **(Carried)**

*Under Outstanding Land Matters: Item 13 Re: Request to Purchase Town land: Florence Drive was dealt with separately due to Councillor Flagg's declared pecuniary interest.*

**That:** Council approves the recommendation contained in Appendix "2" Outstanding Land Matters: Item 13 Re: Request to Purchase Town land: Florence Drive. **(Carried)**

## **8. Planning and Development Services**

*Chaired by Councillor Dubanow*

### **8.1 Presentations and Delegations**

None.



**8.2 Reports**

None.

**8.3 New Business/Enquiries**

None.

**8.4 Business Status Report**

No changes.

**9. Infrastructure Services**

*Chaired by Councillor Noyes*

**9.1 Presentations and Delegations**

None.

**9.2 Reports**

None.

**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-14/LC-14-2022** Land Matters: September 7, 2022 Meeting Minutes (*Item 1* 1), *being Recommendation*

***No. 1 of Appendix "2" (Part of Stephens Road) Postponed from October 3, 2022 Council-in-Committee Meeting - Previously Moved by Councillor Dubanow as Recommendation No. 6)***

**That:** Council approves Recommendation No. 1 of Appendix 2" (Part of Stephens Road) to Report No. CAO/LC-14-2022.

**(Carried)**

**10.3 New Business/Enquiries**

None.

**10.4 Business Status Report**

No changes.

**11. Scheduling of Meetings**

- Accessibility Advisory Committee (AAC) and Fort Erie Active Transportation Christmas dinner, Tuesday, December 6, 2022 – Town Hall Atrium
- Senior Citizen Committee, Wednesday, December 7, 2022 at 10:00 a.m.
- Council in Committee, Budget No. 1, Wednesday, December 7, 2022, 6:00 p.m. – Council Chamber – Town Hall
- Diversity and Inclusion, Thursday, December 8, 2022 at 1:00 p.m. – Conference Room 1 – Town Hall

**12. Adjournment**

Recommendation No. 4  
Moved by: Councillor Dubanow

**That:** Council-in-Committee hereby adjourns at 7:09 p.m. **(Carried)**

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Mayor

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Clerk