



The Municipal Corporation of the  
Town of Fort Erie

**Council-in-Committee Meeting Agenda**

**Monday, December 6, 2021 - 6:00 PM**

**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](http://www.youtube.com/townofforterie)

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

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- 1. Call to Order**
- 2. Roll Call**
- 3. Announcements/Addenda**
- 4. Declarations of Pecuniary Interest**
- 5. Notice of Upcoming Public Meetings**

- (a) 2022 Budget Meeting Schedule

Re: Council-in-Budget Committee Meetings: #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) Open House

Re: Proposed Zoning By-law Amendment & Draft Plan of Vacant Land Condominium - 3819 Hibbard Street and Easterly Portion of 294 Gorham Road - Owner: Bryan Keegan; Applicant: NPG

Planning Solutions Inc. (Mary Lou Tanner) - Thursday, December 9, 2021 - 5:00 p.m.

**To participate via audio/video, web or telephone, send an email to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) or 905-871-1600 ext. 2507 for information on joining the Zoom meeting.**

## 6. Public Meetings

### (a) 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). The Applicant's request is for Official Plan and Zoning By-law Amendments to allow construction of a 3.5 storey mixed-use building and a 4 storey residential building. The applicant is requesting to redesignate the front portion of the property to Commercial, and rezone it to a site-specific Highway Commercial (C3) Zone to allow an increase in building height to 3.5 storeys and a reduction in the front yard setback. The rear portion of the property is proposed to be rezoned to a site-specific Residential Multiple 2(RM2) Zone for a reduction in the minimum lot area. *(Presentation by Anamika Dilwaria, Senior Development Planner)*

Residents can **participate** electronically in this Public Meeting by clicking on the link below and following the instructions. You can participate in the meeting online using Zoom (audio and video) or by telephone. Participants are encouraged to enter the meeting by 5:45 p.m.

**Link:** <https://www.forterie.ca/pages/CurrentPublicNotices>

### (b) Proposed Zoning By-law Amendment

Re: 323 Central Avenue - Owner: Gianluca Cardone - Agent: NPG Planning Solutions Inc. (Cory Armfelt/Jeremy Tran).

The Applicant's request is to rezone from Residential 2 (R2) Zone to a site-specific Residential 2A (R2A) Zone to permit the existing lot frontage of 9.14 m. for development of a single detached dwelling on an existing undersized lot. *(Presentation by Daryl Vander Veen, Junior Planner)*

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Link:<https://www.forterrie.ca/pages/CurrentPublicNotices>

## 7. Consent Agenda Items

### 7.1 Request to Remove Consent Agenda Items

### 7.2 Consent Agenda Items for Approval

# - #      **PDS-104-2021**      Proposed Zoning By-law Amendment - 57 Idylewylde Street - PLW Planning & Environmental Consulting - Leigh Whyte (Agent) - David Smith & Charlene Smith (Owners)

Recommendation:

**That:** Council approves the amendments to the Town's Zoning By-law No. 129-90 as detailed in Appendix "3" of Report No. PDS-104-2021 for the lands described as Part Lot 196 & Lot 197, Plan 511 (0 Idylewylde Street), and further

**That:** Council directs staff to prepare the necessary by-law.  
[PDS-104-2021 57 Idylewylde Street ZBA Recommendation Report](#)

# - #      **IS-56-2021**      Award of Engineering Services for Ott Road and West Main Street Upgrade - Contract No. ISE-21P-OTTR21

Recommendation:

**That:** Council accepts and approves the proposal from Quartek Group Inc. to provide Engineering Services for the Ott Road and West Main Street Upgrade, Contract No. ISE-21P-OTTR21, to the upset limit of \$152,865.27 (including 13% HST).

[IS-56-2021 - Ott Road and West Main Street Upgrade - RFP Award](#)

# - #      **IS-57-2021**      Award of Contract No. ISO-21T-GRRP21 Guide Rail Replacement

Recommendation:

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**That:** Council accepts and approves the tender submission for guide rail replacement from Peninsula Construction Inc. (Contract No. ISO-21T-GRRP21) in the amount of \$68,252.00 (including 13% HST).

[IS-57-2021 - 2021 Guiderail Tender Award Draft](#)

# - # **IS-58-2021** Award of Tender for 2021 Stone Shouldering - Contract No. ISO-21TRPAVED21

Recommendation:

**That:** Council accepts the tender submission from Circle P Paving Inc. for the Stone Shouldering Program – Contract No. ISO-21T-RPAVED21 in the amount of \$148,679.75 (including 13% H.S.T.)

[IS-58-2021 - Award of Stone Shouldering ISO-21T-RPAVED21](#)

# - # **CAO-27-2021** Funding Request to Continue the Walk-in-Mental Health Clinic for Youth in Fort Erie

Recommendation:

**That:** Council receives for information purposes the request in the amount of \$20,000 for Pathstone Mental Health to continue to service a Walk-In Clinic for Mental Health for youth in Fort Erie, and further

**That:** Council consider a Supplementary Budget request at the February 2, 2022 budget meeting to provide grant funding to Pathstone Mental Health in the amount of \$20,000 with funding from the Community Health and Wellness Reserve.

[CAO-27-2021 Pathstone Report to Council 2022 Funding](#)

# - # **CS-14-2021** 2021 3rd Quarter Financial Report

Recommendation:

**That:** Council receives Report No. CS-14-2021 regarding the 2021 3rd Quarter Financial Report, including COVID-19 financial impacts, for information purposes, and further

**That:** Council directs staff to transfer \$120,000 of Fort Erie Public Library grant savings to the General Levy Rate Stabilization Reserve, and further

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**That:** Council directs staff to transfer \$46,200 from the engineering transportation grants to the Road Refurbishing Reserve.

[CS-14-2021 - 3rd Quarter Financial combined](#)

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**CS-15-2021** Heritage Tax Rebate Program Review

Recommendation:

**That:** Council receives for information purposes Report No. CS-15-2021 regarding the Heritage Tax Rebate Program review, and further

**That:** Council directs that By-law No. 204-07 be amended to adjust the Heritage Tax Rebate Program to rebate 40% to a maximum assessed value of \$500,000.

[CS-15-2021 - Heritage Tax Rebate Program](#)

### **Consent Agenda Recommendation**

Recommendation:

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

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

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

### **8.1 Presentations and Delegations**

### **8.2 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) ***(Postponed from November 15, 2021, Council-in-Committee Meeting - Previously Moved by Mayor Redekop as Recommendation No. 12)***

Recommendation:

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**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.  
[PDS-98-2021, 321 Garrison Road, Information Report \(FINAL\) NOYES-Stevensville Road Construction by Fire Station](#)

# - # **PDS-102-2021** Proposed Combined Official Plan & Zoning By-law Amendment - 1107 Garrison Road - Sullivan Planning Services - Michael Sullivan (Agent)- 1107 Garrison Road GP Inc. - Mohammed Y. Alhadi (Owner)

Recommendation:

**That:** Council receives for information purposes Report No. PDS-102-2021 regarding a proposed Official Plan Amendment and Zoning By-law Amendment for 1107 Garrison Road.  
[PDS-102-2021 - 1107 Garrison Road, Information Report FINAL](#)

# - # **PDS-103-2021** Proposed Zoning By-law Amendment - 323 Central Avenue - NPG Planning Solutions Inc. - Jeremy Tran & Cory Armfelt (Agent) Gianluca Cardone (Owner)

Recommendation:

**That:** Council receives for information purposes Report No. PDS-103-2021 regarding a proposed Zoning By-law Amendment for 323 Central Avenue  
[PDS-103-2021 323 Central Avenue ZBA Information Report](#)

### 8.3 New Business/Enquiries

(a) Response to Enquiry

Re: Enquiry by Councillor Noyes at the October 18, 2021 Council-in-Committee Meeting on the status and next steps of the building permit for the building on Stevensville Road beside the Fire Station.

*Note: Attached under 8.2 - Report No. PDS-98-2021.*

# - #  
[December 6, 2021 PDS BS Report](#)

### 8.4 Business Status Report

**9. Infrastructure Services**

**9.1 Presentations and Delegations**

**9.2 Reports**

**9.3 New Business/Enquiries**

**9.4 Business Status Report**

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[IS-BSR -  
06DEC2021](#)

**10. Corporate and Community Services**

**10.1 Presentations and Delegations**

**10.2 Reports**

# - #

**CAO-26-2021**      Niagara Region Transit Governance

Recommendation:

**That:** Council receives Region of Niagara Report No. PW-55-2021 attached as Appendix "1" to Report No. CAO-26-2021, and further

**That:** Council consents to the passage of By-law No. 96-2021 of the Regional Municipality of Niagara, being a by-law to provide Niagara Region with the exclusive authority to establish, operate and maintain a consolidated passenger transportation system for the Niagara Region.

[CAO-26-2021 Transit Amalgamation Report Consent to pass Triple-Majority](#)

**10.3 New Business/Enquiries**

**10.4 Business Status Report**

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[CS-COS-FES-  
BSR-Dec6](#)

**11. Scheduling of Meetings**

**12. Adjournment**