



The Municipal Corporation of the  
Town of Fort Erie

**Council-in-Committee Meeting Minutes**

**Tuesday, October 13, 2020 - 6:00 PM**

**Council Chambers via Video Teleconference**

Due to the COVID-19 Pandemic and the Closure of Town Hall

All electronic 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 TV

**1. Call to Order**

The meeting was called to order by Mayor Redekop 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

Present (Via Zoom Teleconference): Councillors Butler, Dubanow, Lubberts, McDermott, Noyes and Zanko

Staff (Via Zoom Teleconference): C. Bandy, K. Dolch, J. Janzen, T. Kuchyt, E. Melanson, C. Schofield, G. Stojanovic, 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**

There was one Addendum being the addition to Report No. IS-35-2020 of the Winter Operations Plan – Fall 2020-Spring 2024 as Appendix “1”, which had been omitted.

Mayor Redekop made the following announcement:

- **COVID-19 Pandemic**

This week I'm sad to say that we're averaging about 1 case a day. We're now up to 41, about August the 20th we were around 26. I'm appreciative that the vast majority of people in our community have taken the guidelines very seriously, and they're doing their very best to make sure that they follow the guidelines of maintaining physical distance, washing their hands, if they can't maintain physical distance wearing a mask, and doing all the things that they can to protect their families, friends, neighbors, and those they come in contact with.

Fort Erie has done very well in terms of all of the municipalities in Niagara. We are the 4th largest municipality by population, and we are the 4th lowest in terms of case incident per 10,000 residents. We're doing very well and we need to be appreciative of that, and a lot of that has to do with not only the residents, but also the good work of the municipal staff who have been very, very vigilant in ensuring that the workers of the Town of Fort Erie are safe and follow safe practices. I want to thank council for supporting all of the work that's been done.

I'm a little disappointed when I see on social media people gathering as if this was 2019, as if nothing is really happening, and it's rather discouraging because everyone has the ability to comply with the guidelines. Everyone has the ability to ensure that we shorten this pandemic sooner rather than later. In Niagara a week ago the average was about 6.7 new cases per day. That number will be higher this week as a 7 day average because the number of cases has been going up and some of the municipalities have had real struggles.

I don't want Niagara to be in the same position that Toronto, Peel and Ottawa are in. I don't want people's jobs to be at risk. I don't want businesses to be at risk because people in the community can't or won't take the time to be responsible and comply with the guidelines.

The message this evening is as it has been all along: please follow the guidelines, do the very best that you can to have regard for those around you. We all know we have rights, but with rights come

responsibilities, so let's be responsible and let's make sure that we don't put businesses out of business, and we don't put people out of jobs, simply because we can't take the time to be responsible. The sooner we all cooperate, the sooner we'll get past this.

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

- (a) Councillor Butler declared a pecuniary interest with respect to Item No. 9.2 Report No. IS-36-2020: Award of 2020-2024 Winter Operations Equipment Tender - Contract No. ISO-20T-RWINPL, as her business is currently engaged with a couple of the contractors awarded. She abstained from discussing or voting on the matter.
- (b) Mayor Redekop declared a pecuniary interest with respect to Item No. 9.2 Report No. IS-36-2020: Award of 2020-2024 Winter Operations Equipment Tender - Contract No. ISO-20T-RWINPL, as one of the bidders is a client of his law firm. He abstained from discussing or voting on the matter.

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

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

Re: 7 Central Avenue & 100-1 Queen Street - Owner - Compass Heights Development Ltd. (Jeff Andrews) - Agent - P. Leigh Whyte (PLW Consulting) - Monday, November 2, 2020 - 6:00 p.m. The information report will be available on Wednesday, October 28, 2020.

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

None.

#### **7. Consent Agenda Items**

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

None.

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

**IS-34-2020** Purchase of a New 2020 Zamboni Ice Re-Surfacers

**That:** Council authorizes the single source purchase of one new ice re-surfacer from Frank J Zamboni & Co. Ltd. in the amount of \$89,247.40 (inclusive of HST). **(Carried)**

**CS-17-2020** Extension of Lease with 5017018 Ontario Inc. o/a Garrison Square Plaza (John Krzysz) for Units 1 and 2, Garrison Square Plaza, 660 Garrison Road, Fort Erie

**That:** Council authorizes the entry into an Extension Agreement with 5017018 Ontario Inc. o/a Garrison Square Plaza to extend the term of the Lease of Units 1 and 2, Garrison Square Plaza, 660 Garrison Road, to March 31, 2021, and further; and

**That:** Council authorizes staff to prepare a by-law to authorize the execution of the Extension Agreement and associated documents. **(Carried)**

**CS-18-2020** Award of Single Source Purchase of Appointment of Auditor

**That:** Council authorizes the appointment of Grant Thornton LLP as Auditor of the Town of Fort Erie for fiscal years 2020-2022, and further; and

**That:** Council accepts and approves the single source purchase of audit services and the entry into a Letter of Engagement with Grant Thornton LLP for a one (1) year term with a cost of \$53,958 (including 13% HST) and an option to renew for two (2) additional one (1) year terms at a cost of \$55,285 and \$56,698 respectively (including 13% HST) for fiscal years 2020-2022, and further; and

**That:** Council directs staff to circulate Report No. CS-18-2020 to the Fort Erie Public Library Board and Business Improvement Areas (BIAs) for information purposes, and further; and

**That:** Council authorizes staff to prepare the necessary by-law to enter into a Letter of Engagement and repeal By-law No. 119-2015. **(Carried)**

**FES-04-2020** Proposed New Fireworks By-law to Regulate the Sale and Use of Fireworks in the Town of Fort Erie

**That:** Council approves a new Fireworks By-law in the form attached as Appendix "1" to Report No. FES-04-2020. **(Carried)**

### **Consent Agenda Recommendation**

Recommendation No. 1  
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 Zanko*

### **8.1 Presentations and Delegations**

### **8.2 Reports**

**PDS-45-2020** Proposed Zoning By-law Amendment, 0 Townline Road - Urban & Environmental Management Inc.  
- Greg Taras (Agent) - 2639723 Ontario Inc. -  
Amit Khera (Applicant) - 550075 Ontario Inc. -  
Joseph Zawadski (Owner)

Recommendation No. 2  
Moved by: Councillor McDermott

**That:** Council approves the amendment to the Town's Zoning By-law No. 129-90 as detailed in Appendix "4" of Report No. PDS-45-2020 for the lands known as 0 Townline Road; and

**That:** Council authorizes staff to prepare the necessary By-law. **(Carried)**

### **8.3 New Business/Enquiries**

- (a) Memorandum - Lindsay Richardson, Senior Community Planner - Waterfront Park Marking and Deed

Councillor Lubberts questioned whether the Licence of Occupation is ongoing or is there an expiry date? Mr. Dolch advised there is no expiry date.

- (b) Mayor Redekop

Mayor Redekop advised that he has been receiving emails from individuals interested in the Region's

current review of its Official Plan, and in particular, with respect to the natural heritage policies. He is on the Planning Committee at the Region, and has seen an initial report that came out in mid-July, but it didn't really talk about options that are being considered. Mayor Redekop asked if Ms. Dolch could comment on it as she is on a working group with respect to this aspect of the Official Plan review.

Ms. Dolch responded they have 3 options being presented. Option 1 is an overlay zoning or an overlay designation. Option 2 is a designation. Options 1 and 2 include the Province's original natural heritage mapping through the Growth Plan in the south, similar to the Greenbelt Plan in the north that would filter down to the south. Option 3, A, B and C is being recommended by the consultant and is beyond the minimum standards. A, B, and C include different linkages and include designations outside of the urban boundary. When you get to B and C inside the urban area boundary, the linkages would then link up to natural heritage features. For example, if you had a feature on Town Hall property, there would be a linkage to another large feature south of Town Hall. That linkage may be anywhere. If it was in A, it might be 200 to 400 meters wide to link the two.

Ms. Dolch advised that her concern is that they haven't seen any detailed mapping on any of the options.

Mayor Redekop advised that the report that Regional Council received in July was for information purposes only, and didn't make any recommendations with respect to any of the Options. He asked who's making the recommendation at this stage to the working group.

Ms. Dolch advised that the consultant who prepared the original report on behalf of the Region is recommending Option 3, A, B, and C. Mayor Redekop questioned if that is that what is being delivered to the public in the Open Houses. Ms. Dolch advised that the mapping Options being presented in their illustrations are A, B and C, because that's what the consultant has recommended. Options 1 and 2 can be seen through what the Province originally put forward through the Growth Plan.

Mayor Redekop asked Ms. Dolch to clarify as she

mentioned there are mapping Options at the Open Houses, but previously indicated that her concern is that there has been no detailed mapping. Ms. Dolch advised that the mapping options are a snippet of area that they are presenting, in between Welland and Fonthill, but they don't have a mapping Option for Fort Erie, and that's where her concern lies. She would like to see the mapping in relation to A, B, and C for our area. Mayor Redekop asked if that is something the working group has raised. Ms. Dolch responded that they have, and it comes down to cost, as the cost to produce these maps are significant.

Mayor Redekop stated he is trying to envision a circumstance where Council would approve any recommendation without having an understanding of what the implications might be in terms of the land within our municipal boundaries, and how they would be able to ascertain that without mapping. He hopes that the Regional Administration doesn't expect that municipalities will adopt a recommendation without knowing exactly what the implications will be for our community.

Mayor Redekop advised that he is fully supportive of doing everything we can to protect our natural heritage and to integrate it into the development that takes place in our Town, which has been a hallmark of this Council.

Councillor Dubanow advised that he echoes Mayor Redekop sentiments and has the same concerns. He asked if Mayor Redekop can look into this further at the Region, and keep Council filled in what's going on. Mayor Redekop advised that there is a Planning Committee meeting the next day at the Region, and he will raise this under New Business because it is a concern.

#### **8.4 Business Status Report**

No changes.

### **9. Infrastructure Services**

*Chaired by Councillor Noyes*

## **9.1 Presentations and Delegations**

None.

## **9.2 Reports**

**IS-35-2020** Winter Operations Plan - Fall 2020-Spring 2024

Recommendation No. 3  
Moved by: Councillor Zanko

**That:** Council approves the Winter Operations Plan for Fall 2020 – Spring 2024 as the operating protocol for the Town of Fort Erie; and

**That:** Council directs staff to prepare a by-law to adopt the Winter Operations Plan for Fall 2020 – Spring 2024 and repeal By-law No. 114-2016; and

**That:** Council amends Budget Policy 9.1 ii) from \$25,000 to \$100,000 for the purposes of transferring excess winter operations funding to alternately approved jobs, and should the alternate jobs be reserve-funded, transfer the remaining funds back to the related reserves. **(Carried)**

**IS-36-2020** Award of 2020-2024 Winter Operations Equipment Tender - Contract No. ISO-20T-RWINPL

Recommendation No. 4  
Moved by: Councillor Zanko

**That:** Council accepts and approves the tender for winter operations equipment for the winter seasons of 2020-2021, 2021-2022, 2022-2023 and 2023-2024, totalling \$1,390,572.24 including H.S.T to the following contractors:

- Alfred Beam Excavating Ltd. for \$290,076.65; and
- V. Gibbons Contracting Ltd. for \$133,340.00; and
- Lawns and More Inc. for \$439,570.00; and
- Stevensville Lawn Service Inc. for \$265,425.59; and
- Anthony's Excavating Central Inc. for \$262,160.00.

**(Carried)**



### 9.3 New Business/Enquiries

(a) Response to Enquiry

Re: Enquiry by Councillor Butler at the September 14, 2020 Council-in-Committee Meeting requesting an update on the boardwalk for Bernard Beach

Mr. Walsh read the response into the Minutes which is appended to the Meeting Agenda.

There were no new Enquiries or New Business items.

### 9.4 Business Status Report

No Changes

## 10. Corporate and Community Services

*Chaired by Councillor McDermott*

### 10.1 Presentations and Delegations

(a) Ed Melanson, Fire Chief

Re: Fort Erie Emergency Services Strategic Plan Presentation

Chief Melanson delivered a PowerPoint Presentation, which is available for viewing on the Town's website, as an overview to Report FES-05-2020.

### 10.2 Reports

**FES-05-2020** Fort Erie Fire & Emergency Services 2021-2030 Strategic Plan

Recommendation No. 5  
Moved by: Mayor Redekop

**That:** Council approves the Fort Erie Fire & Emergency Services 2021-2030 Strategic Plan, attached as Appendix "1" to Report No. FES-05-2020, and

**That:** Council directs staff to submit a by-law to Council to adopt the Fort Erie Fire & Emergency Services 2021-2030 Strategic Plan, and to repeal By-law No. 72-96.

**(Carried)**

### **10.3 New Business/Enquiries**

(a) Councillor Noyes

Councillor Noyes referred to the broadband and internet survey that the Town is doing. She is concerned about those who do not have internet or broadband service and how will the Town get the survey to them to get their information? She asked if it could send by direct mail to some of the more rural areas. Councillor Noyes also asked if the survey could be sent through the schools, as there is an option for virtual learning.

Councillor Noyes stated that in Ward 6, a lot of areas don't have any service whatsoever, and in those cases, the option of virtual learning doesn't exist. Perhaps the schools can help by touching base with some of the parents in the outlying areas. She is not sure whether the Town can put something in one of the Town mail-outs or do a direct mail and ask for the survey to be completed and returned. We have to make sure that we capture those people who don't have internet or broadband service right now.

Mayor Redekop advised that that there's been some outreach and he heard an advertisement for this survey on the radio. He advised he thought it would be helpful if the General Manager, Economic Development & Tourism Services, would provide Council with a bit of background, and if there are additional ways that the survey can be broadcasted. There have been over 600 responses to date.

Councillor Noyes advised that one of the questions she's asked most often in Ward 6 is about internet and not being able to connect or having a connection that's not reliable.

*A Response to Enquiry will be provided at a future meeting.*

### **10.4 Business Status Report**

No changes.

## **11. Scheduling of Meetings**

- Fort Erie Municipal Non Profit Housing Corporation Meeting, on Thursday, October 22, 2020, at 9:00 a.m. at 43 King Street.
- Traffic Coordinating Committee, on Wednesday, October 28,

2020 at 12:00 p.m. via video teleconference.

- Fort Erie Multicultural Centre is conducting an environmental clean up on Jarvis Street, on Saturday, October 17, 2020.

## 12. Adjournment

Recommendation No. 6

Moved by: Councillor Dubanow

That: Council-in-Committee adjourns at 7:14 p.m.

**(Carried)**

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Mayor

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Clerk