



The Municipal Corporation of the  
Town of Fort Erie

**Regular Council Meeting Minutes**

**Monday, December 13, 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.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 Credit, and Anishinaabe people, many of whom continue to reside in this area.

**2. Invocation**

The Clerk read the Invocation.

**3. Roll Call**

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

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

Also Present (Via Zoom Teleconference): Regional Councillor Insinna

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

Staff (Via Zoom Teleconference): K. Dolch, E. Melanson, J. Stirton, 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.

#### **4. Announcements/Addenda**

There were 2 addenda as follows:

- Addition of 2 delegations under Item No. 8. Presentations and Delegations: (a) Doug Swift, Fort Erie Community Preservation Coalition Re: Land Use Controls and Legal Review of Short-Term Rentals (Report No. PDS -106-2021), and (b) David McPherson, 3856 Ryan Avenue Re: Land Use Controls and Legal Review of Short-Term Rentals (Report No. PDS-106-2021); and
- Revision to Item 9. 9. 2.4. Consent Agenda Items for Approval: Report No. PDS-107-2021 to correct the number of residential permits and permit value; and Additions under Item No. 11 New Business/Enquiries: (h) Niagara Peninsula Conservation Authority – Gonder’s Flats Restoration Project Resolution, and (i) being a Resolution To Appoint Mary Jane Johnson, to the Community Health Care Services Committee, as a Niagara Health System Representative

Mayor Redekop made the following announcements:

#### **Year End Remarks**

This is the last meeting for the year before Christmas for this Council.

We’ve had an interesting 2 years considering the Pandemic and the odd situation that we have all been living in for elected officials who like to shake hands and pat people on the back and arm. It’s been a challenge that we can’t get close to people.

I am looking forward to continuing the work with this Council and Staff. There will be some major changes in our Staff in the New Year but I’m sure that we will continue on in the same great fashion that we have for the last 3 years.

#### **Storm the Past Weekend**

Once again Mother Nature has reared her head to let us know that there’s one controlling factor in life, in nature, and that’s Mother Nature.

I want to thank Town Staff, the Fire Department, and Canadian Niagara Power for the work that they did over this weekend, trying to make sure that people were safe, that property to the extent possible was protected, and that people had electricity when they needed it. It was a great challenge. At one time there were 9 areas where trees had fallen on

hydro lines or knocked out poles, and at one point I think almost the whole Town was without electricity when they needed it. This morning there were still pockets of individuals that didn't have electricity but the Canadian Niagara Power crews along with some of their colleagues from outside the area were continuing to work on that. Town Staff worked throughout the night and on the weekend and were quite intrepid in their efforts, and I want to thank them for being on top of this, and of course, the Fire Department did its usual thing, and I would like to thank them as well for their work.

The message is clear, climate change is upon us. Things that we used to do we're going to have to change. Things that we thought were normal are no longer normal, and so later on in the Agenda we will be raising some of those topics and looking at perhaps how we can move forward to better adapt to the climate change that's occurring. We received a report in October of 2020 from Bev Bradnam, Assistant to the CAO, so we will be taking a look at that as well.

## **5. Declarations of Pecuniary Interest**

### **(a) Mayor Redekop**

Mayor Redekop declared a pecuniary interest with respect to Consent Agenda Item No. 9.2.4 Report No. PDS-105-2021 as he lives within one of the areas being considered for priority for secondary plans. He abstained from discussing and voting on the matter.

### **(b) Mayor Redekop**

Mayor Redekop declared a pecuniary interest with respect to Consent Agenda Item No. 9.2.4 Report No. CAO-28/LC-20-2021 as he represents one of the parties as a lawyer to an issue regarding encroachment onto a municipal road allowance. He abstained from discussing and voting on the matter.

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

### **(a) 2022 Budget Meeting Schedule**

Re: Council-in-Budget Committee Meetings: #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, January 17, 2022 - Water and Wastewater Budget and Rates; Monday, February 28, 2022 - General Levy Budget and General Capital Budget.

## 7. Regional Councillor Report

RC Insinna gave the following Report:

There are changes to the garbage collection during the holiday season. During the week of December 27 to the 31, residents of Fort Erie that are living in single-family homes and those living in apartments with 6 units or less are now going to be able to put out 4 bags of garbage on their normal collection day.

During the week of January 10<sup>th</sup> to 14<sup>th</sup> Niagara Region will be collecting Christmas Trees, please remember to have people to remove their decorations and don't put it in a plastic bag because they will be composting everything.

There has been a lot of discussion and debate with regard to the Regional Official Plan and how it will protect our environment. At a Committee of the Whole Meeting, Regional Council was again at cross-roads regarding the Natural Environment System and the options that were put forward to us regarding 3B and 3C or regarding Natural Heritage Systems. Option 3C was unanimously approved which would give the best chance for the protection of our environment as it would protect the buffer zones in all areas preserving our wetlands and systems. The matter will go before Regional Council this Thursday.

The budget deliberations have come to an end at the Region. The Budget Committee of the Whole has recommended an increase of 2.87% and this will be going to Regional Council on Thursday for ratification. In order to get to this point, Regional Council dipped into the Tax Payer Relief Fund in order to bring down the initial percentage of 4.35 %.

Later in the Agenda, Council will be dealing with the Niagara Transit Consolidation. As Council knows, it's taken a lot of years to get to this point and I would like to express my sincere thanks to Council in moving forward with this.

I would like to take this opportunity to thank all Council and Staff for their support during these unprecedented times, this year has been a challenge for everyone and you are all to be commended on your leadership and guidance during the pandemic. On behalf of my family, I would like to wish you all a Merry Christmas, Happy Holiday and a safe and prosperous New Year.

Councillor Noyes advised she received a call that there was an expansion of the lagoon and asked if RC Insinna had any information on that. RC Insinna suggested that it could be the \$4 million work that was slated to happen.

Councillor Noyes advised she understood the \$4 million was to remove the sludge, and this gentleman was referring to expansion. RC Insinna responded that he would get back to Councillor Noyes.

Councillor Butler referred to the buffer zones and the preserving of the environment. She asked if the Region has looked at their commitment to address the flooding areas such as Shirley Road. RC Insinna responded that he has brought the area up with Public Works and they did increase the pump sizes. RC Insinna advised he will look into it to see if the NPCA has done any of the mapping with regards to that area.

Councillor Butler asked RC Insinna to find out if the pump sizes have in fact been replaced, and if they are looking to fix the problem this weekend. RC Insinna advised that he would look into it.

## **8. Presentations and Delegations**

(a) Doug Swift, Fort Erie Community Preservation Coalition

Re: PDS-106-2021 Land Use Controls and Legal Review of Short-Term Rentals

Mr. Swift provided the following commentary:

- The Fort Erie Community Preservation Coalition appreciates the opportunity that Council provided them to sit down with Staff and to share their thoughts on how Short-Term Rentals are to be best addressed from a land use perspective.
- We share Staff's opinion on the benefits of a comprehensive Official Plan Policy and Zoning By-law provisions to guide the use of Short-Term Rentals as a land use.
- We hope that you will accept the recommendations to refer the hiring of a consultant to the deliberation of the 2022 Operating Budget.
- The use of Short-Term Rentals is a very serious issue for the whole Town.
- Most of the Reports and the recommendations that come from staff, have come from the lens of Economic Development.
- We are now seeing a Report from the Planning Department which considers the entire community's expectations.

- We request that you accept the Report as part as the next step in the zoning process.
- This is a very complex and emotional issue, and should be considered at length to get it right the first time in order to avoid any disputes down the road.
- The Fort Erie Community Preservation Coalition has grown to represent nearly 650 people and counting.
- We are working collaboratively to find the right solution in our home town.

(b) David McPherson, 3856 Ryan Avenue

Re: PDS-106-2021 Land Use Controls and Legal Review of Short-Term Rentals

Mr. McPherson delivered a PowerPoint Presentation which is available on the Town's Website and the following commentary:

- The Report comments on the Stakeholder Consultation process, claiming consensus on certain issues.
- The Report lacks transparency as requests to obtain the underlying legal opinion were denied.
- The potential outcome that existing Short Term Rentals (STRs) are granted Legal Non-conforming status in perpetuity (including ownership changes) is unacceptable.
- The Report does not address the negative experience of STRs currently operating in South Coast Village.
- STRs in the final analysis are a commercial business and as such must be subject to a higher level of regulation and zoning.
- Consider Net Economic Growth, after accounting for the impact of full-time residents and discounting the rental income that doesn't stay inside Fort Erie.
- It is critical that the moratorium be left in place while an approach is being worked on.
- Lifting the moratorium would potentially exacerbate the issue of non-conforming properties and operators.
- It would be prudent for the Town to cease issuing licenses in areas where active consideration is given to zoning changes, especially instances where there are restrictive covenants on title.

## 9. Consent Agenda Items

### 9.1 Request to Remove Consent Agenda Items

*Report Nos. PDS-105-2021 and CAO-28/LC-20-2021 were removed due to Mayor Redekop's declared pecuniary interests.*

### 9.2 Consent Agenda Items for Approval

#### 1. Minutes

- (a) Approve - Special Council Meeting - November 22, 2021
- (b) Approve - Council Meeting - November 22, 2021
- (c) Approve - Council-in-Committee Meeting - December 6, 2021
- (d) Approve - Council-in-Budget Committee Meeting No. 2 - December 8, 2021

#### 2. Correspondence

- (a) Receive & Support - City of Niagara Falls - Request Federal Government to Remove COVID-19 Testing at Land Border Crossings to Fully Vaccinated Travellers (***Postponed from November 8, 2021 Special Council Meeting and November 22, 2021 Regular Council Meeting***)

Resolution No. 1A

Moved by: Councillor Dubanow

Seconded by: Councillor McDermott

**That:** Correspondence Item 2(a) be changed to "Receive" only. **(Carried)**

- (b) Receive - City of St. Catharines - National Childcare Program

Resolution No. 1B

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** Correspondence Item 2(b) be changed to “Receive and Support”. **(Carried)**

*Resolution Nos. 1A and 1B for Correspondence Items 2 (a) and (b) are reflected in the Minutes in the order of when they were dealt with.*

- (c) Receive - Town of Pelham Resolution - Joint Accessibility Advisory Committee Letter Re: Niagara Region Transit

### **3. Board/Committee Minutes**

- (a) Receive - Museum and Cultural Heritage Advisory Committee; Museum Services Standing Committee - November 18, 2021
- (b) Receive - Ridgeway Business Improvement Area Board of Management - Annual General Meeting - November 24, 2021
- (c) Receive - Community Health Care Services Committee - November 23, 2021
- (d) Receive - Community Gaming Development Corporation - September 29, 2021
- (e) Receive - Bridgeburg Downtown Business Improvement Area Board of Management - December 2, 2021

### **4. Reports**

**PDS-105-2021** Neighbourhood and Secondary Plan Prioritization

**That:** Council approves the order of priority respecting Secondary Plan completion as follows:

1. Bridgeburg North Urban Expansion Area
2. Walden / Garrison Neighbourhood
3. a. Regional MCR Employment Land Expansion Area



- b. Regional MCR Community Expansion Area 1
4. Crescent / Kraft Neighbourhood
5. Regional MCR Community Expansion Area 2
6. Lakeshore Neighbourhood, and further

**That:** Council directs staff to circulate a copy of Report No. PDS-105-2021 to the Region of Niagara and the Niagara Peninsula Conservation Authority.

**PDS-107-2021** Planning and Development Services - Development, Building and By-law Statistical Reporting - Q3 - Third Quarter

**That:** Council receives Report No. PDS-107-2021 regarding development, building and by-law statistical reporting for information purposes, and further

**That:** Council directs staff to forward a copy of Report No. PDS-107-2021 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Services, the District School Board of Niagara and the Niagara District Catholic School Board.  
**(Carried)**

**CAO-28/LC-20-2021** Land Matters: December 2, 2021 Land Committee Meeting Minutes

**That:** Council receives the December 2, 2021 Land Committee meeting minutes attached as Appendix "1" to Report No. CAO-28/LC-20-2021, and further

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

## 5. Other Matters

### Consent Agenda Resolution

Resolution No. 1

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** Council approves the Consent Agenda Items as recommended, save and except Report Nos. PDS-105-2021 and CAO-28/LC-20-2021, and as amended.

**(Carried)**

## 9.3 Items Removed to be Dealt with Separately

*Mayor Redekop gave the Chair to Councillor Zanko due to his declared pecuniary interests.*

**PDS-105-2021** Neighbourhood and Secondary Plan  
Prioritization

Resolution No. 1C

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** Council approves the order of priority respecting Secondary Plan completion as follows:

1. Bridgeburg North Urban Expansion Area
2. Walden / Garrison Neighbourhood
3. a. Regional MCR Employment Land Expansion Area  
b. Regional MCR Community Expansion Area 1
4. Crescent / Kraft Neighbourhood
5. Regional MCR Community Expansion Area 2
6. Lakeshore Neighbourhood, and further

**That:** Council directs staff to circulate a copy of Report No. PDS-105-2021 to the Region of Niagara and the Niagara Peninsula Conservation Authority.

**(Carried)**

**CAO-28/  
LC-20-2021**

Land Matters: December 2, 2021 Land  
Committee Meeting Minutes

*Item 1) 5), being Recommendation No. 2 in  
Appendix "2" for Council approval was dealt  
with separately due to Mayor Redekop's  
declared pecuniary interest.*

Resolution No. 1D  
Moved by: Councillor Noyes  
Seconded by: Councillor Dubanow

**That:** Council receives the December 2, 2021  
Land Committee meeting minutes attached as  
Appendix "1" to Report No. CAO-28/LC-20-  
2021, and further

**That:** Council approves the recommendations  
contained in Appendix "2", save and except  
Item 1) 5), being Recommendation No. 2 in  
Appendix "2". **(Carried)**

Resolution No. 1E  
Moved by: Councillor Noyes  
Seconded by: Councillor Dubanow

**That:** Council receives the December 2, 2021  
Land Committee meeting minutes attached as  
Appendix "1" to Report No. CAO-28/LC-20-  
2021, and further

**That:** Council approves the recommendation  
contained in Appendix "2", with respect to Item  
1) 5), being Recommendation No. 2 in  
Appendix "2".

**That:** Item 1) 5), being Recommendation No. 2  
in Appendix "2" of Report No. CAO-28/LC-20-  
2021 be postponed to the February 28, 2022  
Council meeting. **(Carried)**

*Councillor Zanko returned the Chair to Mayor Redekop.*

## 10. Reports

### **PDS-106-2021** Land Use Controls and Legal Review of Short-Term Rentals

Resolution No. 2

Moved by: Councillor Dubanow

Seconded by: Councillor McDermott

**That:** Council receives for information purposes Report No. PDS-106-2021 regarding a land use control and legal review of Short-Term Rentals, and further

**That:** Council consider the financial implications of hiring a planning consultant to facilitate and process the Official Plan and Zoning By-law amendment changes needed to impose land use controls on Short-Term Rentals during the 2022 Operating Budget deliberations.

Resolution No. 2A

Moved by: Councillor Butler

Seconded by: Councillor McDermott

**That:** The moratorium be continued until such time as the land use issue has been resolved by Council.

**(Carried)**

Resolution No. 2B

Moved by: Councillor Butler

Seconded by: Councillor McDermott

**That:** Report No PDS-106-2021 be postponed to the January 10, 2022 Council-in-Committee Meeting.

**(Carried)**

## 11. New Business/Enquiries

- (a) Niagara Region - Moving Transit Forward in Niagara: Creation of a Consolidated Transit Commission

Resolution No. 3

Moved by: Councillor McDermott

Seconded by: Councillor Dubanow

**That:** The Council of The Corporation of the Town of Fort Erie consents to the passage of By-law No. 2021-96 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. **(Carried)**

- (b) Notice of Resignation - Community Gaming Development Corporation - Christoffer M. Knutt

Resolution No. 4  
Moved by: Councillor Dubanow  
Seconded by: Councillor McDermott

**That:** Council accepts the resignation of Christoffer M. Knutt from the Community Gaming Development Corporation, and further

**That:** Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law. **(Carried)**

- (c) Appointment - Community Gaming Development Corporation - Margo Pinder

Resolution No. 5  
Moved by: Councillor Dubanow  
Seconded by: Councillor McDermott

**That:** Council appoints Margo Pinder to the Community Gaming Development Corporation for the period ending November 14, 2022. **(Carried)**

- (d) Notice of Resignation - Community Health Care Services Committee - Heather Paterson, Niagara Health System Representative

Resolution No. 6  
Moved by: Councillor McDermott  
Seconded by: Councillor Dubanow

**That:** Council accepts the resignation of Heather Paterson, Niagara Health System Representative, from the Community Health Care Services Committee, and further

**That:** Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law. **(Carried)**

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- (e) Appointment - Mayor's Youth Advisory Committee - Tristan S. Jagiello, Enza Rose Wybraniak and Mollee CC Morin

Resolution No. 7

Moved by: Councillor Zanko

Seconded by: Councillor Butler

**That:** Council appoints Tristan S. Jagiello, Enza Rose Wybraniak and Mollee CC Morin to the Mayor's Youth Advisory Committee for the period ending November 14, 2022. **(Carried)**

- (f) Memorandum - Jonathan Janzen, Director, Corporate Services - Financial Donation from Enbridge to Aid in the Purchase of Firefighter Training Materials through the Safe Community Project Assist Program

Resolution No. 8

Moved by: Councillor Butler

Seconded by: Councillor Zanko

**That:** The Town of Fort Erie would like to thank Enbridge for their donation of \$5,000 to aid with the purchase of training materials for the Fire Department through their Safe Community Project Assist Program and is grateful for this generous contribution. **(Carried)**

- (g) Canada Community Revitalization Fund Contribution – Jarvis Street Improvements

Resolution No. 9

Moved by: Councillor McDermott

Seconded by: Councillor Dubanow

**That:** The Municipal Council of The Corporation of the Town of Fort Erie accepts the non-repayable contribution to the Town of Fort Erie from the Canada Community Revitalization Fund in an amount up to \$750,000.00 upon the terms and conditions of a Contribution Agreement, in support of the Town's project to improve Jarvis Street; and further

**That:** Council authorizes the Mayor and Clerk to execute the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister responsible for Federal Economic Development Agency for Southern Ontario, and further

**That:** A by-law be submitted to Council authorizing the Mayor and Clerk to execute the said Contribution Agreement. **(Carried)**

- (h) Niagara Peninsula Conservation Authority – Gonder’s Flats Restoration Project

Resolution No. 9A

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**Whereas** the Niagara Peninsula Conservation Authority (NPCA) serves to further the conservation, restoration, development, and management of natural resources in the Niagara Peninsula watersheds, pursuant to the *Conservation Authorities Act*; and

**Whereas** the NPCA often collaborates with its municipal partners, government and non-government organizations, and the community to deliver on mutual goals and outcomes such as ecosystem restoration; and

**Whereas** the NPCA and Niagara Parks Commission have partnered to restore “Gonder’s Flats” wetland which is owned by the Niagara Parks Commission and situated along the Niagara River in the Town of Fort Erie; and

**Whereas** the “Gonder’s Flats Wetland Restoration Project” has been approved by the Niagara Parks Commission’s Properties and Infrastructure Committee; and

**Whereas** the NPCA has secured funding from several organizations and are pursuing additional funding opportunities to implement the “Gonder’s Flats Wetland Restoration Project”; and

**Whereas** a letter of support from the Municipal Council of the Town of Fort Erie is required from some funding sources such as the Intact Foundation’s Municipal Climate Resiliency Grant; and

**Whereas** a letter of support from the Municipal Council of the Town of Fort Erie does not commit the Town to any funding contributions;

**Now therefore be it resolved,**

**That:** The Municipal Council of the Town of Fort Erie supports the “Gonder’s Flats Wetland Restoration Project” to be implemented by the Niagara Peninsula Conservation Authority in collaboration with other partners. **(Carried)**

- (i) Appointment – Community Health Care Services Committee – Johnson, Mary Jane

Resolution 9B

Moved by: Councillor McDermott

Seconded by: Councillor Dubanow

**That:** Council appoints Mary Jane Johnson to the Community Health Care Services Committee, as the Niagara Health System Representative for the period ending November 14, 2022. **(Carried)**

- (j) Councillor Noyes advised she received an email from a resident regarding the recent storm, suggesting on how to improve the system on notifying FORTIS when there are power outages. It was a detailed system with an outage map that would be available on a computer or cell phone.

Councillor Dubanow responded that there are other Hydro Utilities in Niagara which utilize apps and mapping systems which help to plot out where power outages occur. If Canadian Niagara Power does one it would be beneficial to the community and would help with cutting down on the calls.

Councillor Noyes advised that she will send the email to Mr. Kuchyt so he can follow up with FORTIS. Mayor Redekop asked that members of Council be copied as well.

- (k) Councillor Butler referred to the storm that took place over the weekend. As recent as 2019, the Mayor made a Motion that was passed by Council unanimously with respect to some changes regarding climate change. With extreme weather patterns, we need to look at more aggressive ways of combatting climate change. She asked that Staff and Council work together and put together an aggressive plan.

Mayor Redekop responded that a Report was received in October of 2020 so there is a basis and foundation for Council to move forward with some actions with respect to how we address more frequent extreme weather events, which in some cases have a devastating impact.



Mayor Redekop advised that he has spoken to Mr. Kuchyt about possibly budgeting from Reserves for a Study as to how to move forward.

- (l) Councillor Zanko advised that a member of the public advised that due to the new Animal Control By-law, in order to obtain licences for dogs, you must provide vaccination proof of a Rabies shot. Councillor Zanko advised that she thought Rabies vaccination was required before too, and would like clarification. Ms. Dolch responded that she would look into it.

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

- (m) Mayor Redekop questioned the status of 477 Ridge Road. Ms. Dolch responded that staff are working through the direction that Council provided to deal with the repair of the building and the structural engineer.
- (n) Mayor Redekop advised that during the storm he noticed there were 9 areas where trees had fallen on hydro lines or knocked over hydro poles in the Town and enquired if that's a reflection of the Town's efforts of removing dead Ash Trees as a result of Emerald Ash Borer.

Mr. Kuchyt responded that the Ash Tree Removal Program first addressed all of the trees within road allowances to make sure that risk was eliminated, and later moved on to parks. It's very unlikely that the trees that took down lines are Ash Trees, and it's likely that it is one of two things – they are not Ash Trees or they are Ash Trees that are not on Town property.

Mayor Redekop asked Mr. Kuchyt if this is something that he can ask FORTIS to see what their comments are. Mr. Kuchyt responded that he would ask them.

- (o) Mayor Redekop enquired about prospects of more fuel-efficient less carbon generated source of vehicles for our fleet.

Mr. Walsh responded that the larger fleet are dump trucks and run primarily on diesel fuel, and it's pretty difficult to replace that. Biodiesel is a maturing technology, and could be looked at in the future. With respect to the smaller fleet, being pickup trucks and passenger vehicles, staff are always looking for better technology. There was an experiment with a couple of hybrid vehicles a number of years ago, and the technology wasn't quite mature at the time. Staff are looking at a different fleet

acquisition strategy that would improve mileage throughout the smaller fleet. With respect to electric vehicles, the availability nor the price point is what suits the Town's needs right now, but natural gas is something we could look into. The big cost is converting vehicles, but we are always looking to better the environment in a cost-effective way.

Mayor Redekop advised that he understood Mr. Walsh had contact with an organization that was trying to encourage Municipal fleets with smaller vehicles to switch over to electricity.

Mr. Walsh responded that right now electric vehicles are very hard to source and there aren't many out there. The prices he thinks, in his opinion, are outrageous right now. Over the next few years we will see the price drop and more suitable vehicles become available.

## 12. Motions

- (a) Councillor Dubanow  
Re: Molecular Testing to Enter Canada  
**(Postponed to January 17, 2022)**

## 13. Notice of Motion

- (a) Councillor Butler  
  
Councillor Butler gave notice of motion with respect to Climate Change actions.  
  
**(Returnable January 17, 2022)**

## 14. Consideration of By-laws

Resolution No. 10  
Moved by: Councillor Butler  
Seconded by: Councillor Zanko

*By-law No. 154-2021 was removed from the By-law Package at the request of Councillor Noyes.*

**That:** the by-law package containing:

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148-2021 To Authorize the Execution of an Assumption Agreement for South Coast Village Phase 2 – Block 2 with Marz Homes (Crystal Beach) Inc. (Dan Gabriele)

149-2021 To Adopt the Preliminary Capital Budget for the Town of Fort Erie for the Year 2022

150-2021 To Waive Business Licensing Fees for 2022 (Excluding Short Term Rentals)

151-2021 To Appoint James McCaffery as a Municipal Law Enforcement Officer, and Coordinator, Law Enforcement for The Corporation of the Town of Fort Erie and to Repeal By-law No. 69-2020

152-2021 To Amend Parks and Beaches By-law No. 119-03 (Dogs in Parks)

153-2021 To Amend Animal By-law No. 73-2021 (Dogs in Parks)

155-2021 To Amend Fees and Charges By-law No. 40-09, as amended (Short-Term Rental Licence Fees)

156-2021 To Authorize the Entry into a Contribution Agreement with Her Majesty the Queen in right of Canada as represented by the Minister responsible for Federal Economic Development Agency for Southern Ontario (Jarvis Street Improvements Project)

157-2021 To Amend By-law No. 204-07 (Heritage Tax Rebate Program)

158-2021 To Amend the Fort Erie Senior Citizens Advisory Committee By-law No. 23-10, as amended (Composition)

159-2021 To Exempt Certain Lots in Plan 59M-488 from Part Lot Control, Block 41 (Viking Street) Peace Bridge Village Subdivision Ashton Homes (Western) Limited (Ethan Laman)

160-2021 To Exempt Certain Lots in Plan 59M-488 from Part Lot Control, Block 43 (Viking Street) Peace Bridge Village Subdivision Ashton Homes (Western) Limited (Ethan Laman)

161-2021 To Deem Part of a Certain Registered Plan of Subdivision Not to be a Registered Plan of Subdivision 115 Ridgeway Road Sandy Shore Homes Inc. (Belinda Butler) – Owner

162-2021 To Amend Zoning By-law No. 129-90, as amended Part Lot 196, Lot 197, Plan 511 (Idylewylde Street) PLW Planning &

Environmental Consulting (Leigh Whyte) - Agent David Smith and Charlene Smith - Owners

is given first and second reading. **(Carried)**

Resolution No. 11

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** By-laws:

148-2021

149-2021

150-2021

151-2021

152-2021

153-2021

155-2021

156-2021

157-2021

158-2021

159-2021

160-2021

161-2021

162-2021

are given third and final reading to be signed by the Mayor and Clerk under the corporate seal. **(Carried)**

Resolution No. 11A

Moved by: Councillor Butler

Seconded by: Councillor Zanko

**That:** By-law No. 154-2021 To Amend Business Licensing By-law 217-05, as amended (Short-Term Rentals) is given first and second reading. **(Carried)**

Resolution No. 11B

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** Section 4.7 of Schedule "A" to By-law No. 154-2021 be amended by adding the words "(meaning five (5) or less demerit points)", between the words "rules" and "during" in the last line, so that it reads "...provided the licence holder has complied with all rules (meaning five (5) or less demerit points) during the previous year." **(Carried)**

Resolution No. 11C  
Moved by: Councillor Noyes  
Seconded by: Councillor Dubanow

**That:** By-law No. 154-2021, as amended, is given third and final reading to be signed by the Mayor and Clerk under the corporate seal. **(Carried)**

Resolution No. 12  
Moved by: Councillor Zanko  
Seconded by: Councillor Butler

**That:** By-law No. 163-2021: To Confirm the Actions of Council at its Council-in-Committee Meeting Held on December 6, 2021, Council-in-Budget Committee Meeting No. 2 Held on December 8, 2021, and its Council Meeting Held on December 13, 2021 is given first and second reading. **(Carried)**

Resolution No. 13  
Moved by: Councillor Lubberts  
Seconded by: Councillor McDermott

**That:** By-law No. 163-2021 is given third and final reading to be signed by the Mayor and Clerk under the corporate seal. **(Carried)**

## 15. Scheduling of Meetings

- Fort Erie Public Library Board, Tuesday, December 21, 2021, 4:00 p.m., Centennial Library Branch.
- Fort Erie Not for Profit Housing, Wednesday, December 15, 2021, 12:00 p.m.
- Diversity and Inclusion Coalition, Wednesday, December 15, 2021, 1:00 p.m. via Zoom Teleconference.

## 16. Adjournment

Resolution No. 14  
Moved by: Councillor Dubanow  
Seconded by: Councillor McDermott

**That:** Council adjourns at 7:50 p.m. to reconvene into a Regular Meeting of Council on January 17, 2022. **(Carried)**

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Mayor

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Clerk