



Appendix “1” to CAO-04-2024

Meeting: Land Committee

Meeting Date, Time, and Location

Thursday, March 20, 2025 at 9:00 a.m. in Conference Room #1

Members

Mayor Wayne Redekop
C. McQueen, Chief Administrative Officer, Chair
J. Janzen, Director of Corporate Services
A. Dilwaria, Director of Planning and Development Services (regrets)
C. Grummett, Manager of Economic Development and Tourism Services
J. Frost, Acting Director of Infrastructure Services

Support Staff

R. Firenze, Deputy Clerk
J. Nahachewsky, Law Clerk
B. Bradnam, Manager of Corporate and Community Initiatives
M. Iamarino, Manager of Development Approvals

MINUTES

1) New Business

1) Crystal Beach BIA Farmers' Market at the parking lot on the far east side on Erie Road

A memorandum outlining the request by the Crystal Beach BIA to enter into a new Licence Agreement for the use of the Erie Road Parking Lot (“the Grove”) to host the Crystal Beach Farmer’s Market was reviewed. The request also included an automatic renewal for the Agreement. The CAO advised that positive feedback has been received on hosting the Market at this location and Town staff should ensure that garbage collection and receptacles are made available. The following recommendation was passed by the Committee.

1) New Business, continued

1) Crystal Beach BIA Farmers' Market at the parking lot on the far east side on Erie Road, continued

Recommendation 1:

THAT: Land Committee supports the entry into a new Licence Agreement with the Crystal Beach Business Improvement Area Board of Management for the purposes of a Farmer's Market with an automatic renewal clause for the use of the Erie Road Parking Lot ("the Grove").

(Carried)

2) Crystal Beach BIA & Jam Sports – Volleyball Courts in the 'the Grove'

A memorandum outlining the request from the Crystal Beach BIA for a proposed partnership with Jam Sports for the installation, administration, operation, maintenance and promotion of new beach volleyball courts to be located in the parking lot on the east side of Erie Road ("the Grove"), was reviewed by the Committee. It was noted that the primary use for the Town leasing the lot from the Crystal Beach Hill Cottagers' Organization (CBHCO) is for a parking lot but other community events have taken place and Jam Sports is a very reputable company. The CBHCO had no objection to the partnership but did request that all games end at dusk and no alcohol be permitted. Land Committee members agreed that a pilot project could take place in 2025 with the conditions requested by the CBHCO. It was noted that the Fire Chief prefers this location due to the easy of emergency access. The removal of a stump and preparation of the site would be the responsibility of the CBBIA and Jam Sports. The following recommendation was passed by the Land Committee.

Recommendation 2:

THAT: the Land Committee supports the entry into a Licence Agreement for a 2025 pilot project between the Town of Fort Erie, the Crystal Beach Business Improvement Area Board of Management (CBBIA), and Jam Sport for the use of 'The Grove' for the construction and operation of volleyball courts, subject to the provision of a certificate of insurance in the amount of \$2 million naming The Corporation of the Town of Fort Erie, the Crystal Beach Hill Cottagers' Organization, and the CBBIA as additional insured, with the further conditions that no evening games take place and no alcohol be permitted on-site.

(Carried)

2) Outstanding Matters

1) Old Ridgeway Public Works Yard

Discussion took place regarding the marketing and potential use of the property. Remain on outstanding.

2) Property off of Queen Street/Douglas Street

The Acting Director of Infrastructure Services advised that staff are working with a Surveying firm as the survey technologist position is currently vacant. The adjacent property owner to the north has not allowed the firm onto the property in question. Surveying will be attempted using the pin at the east corner and determine the magnitude of the encroachment and staff will then follow-up with the property owner and request removal of any identified encroachments. It was noted that the two properties to the east of the laneway have been waiting to purchase their portion of the Town property. Remain on outstanding.

3) Coal Docks

The Mayor noted that the Peace Bridge Authority is celebrating its' 100th anniversary in 2027 and perhaps the development of the Coal Docks as a community parkette could be a joint signature project with involvement from the Niagara Parks Commission (NPC), Peace Bridge Authority and Town. The Mayor and CAO will follow up with the NPC on the status of the lease agreement.

4) Request to Purchase 0-2902 Jarvis Street

The Manager of Economic Development and Tourism Services confirmed that the appraisal has been completed and the potential sale has been circulated to internal and external agencies, with no objections. The Manager will follow-up with the prospective buyer's realtor. Land Committee members confirmed that the Town does not pay a commission fee unless they are marketing a property on behalf of the Town. Once an application is provided and the applicable fee submitted, the Land Sale Policy process will take affect with respect to contacting adjacent property owners.

3) Other Matters

1) Request for Town to purchase estate property

A request for the Town to purchase an estate property was forwarded by a Council member. Discussion took place with respect to the location, other parks in the area, as well as potential subdivision development in close proximity. The CAO will notify the Councillor and individual submitting the request that the offer to purchase the estate property has been declined.

3) Other Matters, continued

2) Potential location of a new elementary school

The CAO advised that he has not had further dialogue with the District School Board of Niagara (DSBN) with respect to the potential location of a new elementary school. The Mayor advised that the new High School and John Brant Elementary School are both over capacity. The Mayor advised that the Town needs to identify where we think would be the best location, based on transportation, infrastructure, etc. It was noted that the new Minister of Education was the former Minister of Municipal Affairs and Housing, Paul Calandra, and the Town had a successful meeting with the Minister at ROMA, and there may be an opportunity to follow-up with the Ministry of Education. The CAO will follow-up with the DSBN.

4) Next Meeting Dates and Adjournment

The next meeting date has been scheduled for Thursday, April 17, 2025, from 9:00 a.m. to 10:30 a.m. in Conference Room #1 at Town Hall.

The March 20, 2025, Land Committee meeting adjourned at 9:47 a.m.

Meeting minutes recorded and prepared by:

Original Signed

Bev Bradnam, DPA, CMM III
Manager of Corporate and Community Initiatives

Meeting minutes approved by:

Original Signed

Chris McQueen, MBA
Chief Administrative Officer

