



Meeting: Land Committee

Meeting Date, Time, and Location

Thursday, April 17, 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 (regrets)

Support Staff

E. Terry, Manager of Policy and Community Planning

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) Request for an extension of Lease and Licence Agreement with the Regional Municipality of Niagara for a Niagara Regional Police Service (NRPS) Telecommunications Tower

A memorandum from the Law Clerk was reviewed and outlined the NRPS request for an extension of 10 years with only one increase of 15% during the term. The current Lease and Licence Agreement does not expire and renews automatically every 5 years and is in place until 2054. A 15% increase is effective every five years. Land Committee members agreed that the Agreement should continue in five year intervals and the 15% increase applied accordingly.

Recommendation 1:

THAT: Land Committee supports the extension of the agreement with the Regional Municipality of Niagara for the Niagara Regional Police Service Telecommunications Tower, under the same terms and conditions and to increase the rent 15% as outlined in the agreement.

(Carried)

1) New Business, continued

2) 294 Prospect Point Road – Request to Enter into an Encroachment Agreement

The memorandum from the Law Clerk is attached as Appendix “1.2” to the Minutes and provides an overview of the encroachment on Prospect Point Road. It was noted that Council historically does not allow for encroachments on road allowances, both opened and unopened (i.e. Ulster and Munster Lanes). Land Committee members recommend the removal of the tree, vegetation and concrete structures that have been placed on the Town property.

Recommendation 2:

THAT: the Applicant’s request to enter into an encroachment agreement for the flower beds, brick pillars, garden lighting and wiring be denied and that the Applicant be required to remove the encroachments within 30 days.

(Carried)

2) Closed Session

Land Committee moved into Closed Session to discuss a waterfront issue. A memorandum will be forwarded to Council for consideration during a Closed Session meeting of Council. Land Committee then moved back into Open Session.

3) Outstanding Matters

1) Old Ridgeway Public Works Yard

No updates were provided. Remain on outstanding.

2) Property off of Queen Street/Douglas Street

No updates were provided. Remain on outstanding.

3) Coal Docks

The CAO advised that staff are meeting on April 23, 2025, with technical staff from the Niagara Parks Commission and staff from the Peace Bridge Authority to discuss scope and budget for a joint project. Planning staff will build out the scope for the project.

4) Request to Purchase 0-2902 Jarvis Street

The Manager of Economic Development and Tourism Services advised that she followed back up with the real estate agent advising that the Town does not pay commission as per the Town’s Land Sale Policy. No response has been received to date. The Manager will follow-up. Remain on outstanding.

3) Outstanding Matters, continued

5) Potential location of a new elementary school

The CAO advised that he is coordinating dates to meet with both the District School Board of Niagara and the Niagara Catholic District School Board. The Mayor stated that it is imperative for us to provide potential locations in order to help focus the discussion and noted that there is a need for an elementary school at both ends of town. Discussion took place on school sharing between boards, which is happening in other areas of the Province. The Manager of Development Approvals will review the Official Plan and Zoning By-law in relation to permitted development for schools.

4) Other Matters

No other matters were discussed.

5) Next Meeting Dates and Adjournment

The next meeting date has been scheduled for Thursday, June 19, 2025, from 9:00 a.m. to 10:30 a.m. in Conference Room #1 at Town Hall.

(Note – conflict with originally scheduled May 15, 2025 meeting – confirm cancellation).

The April 17, 2025 Land Committee meeting adjourned at 9:37 a.m.

Meeting minutes recorded and prepared by:

Meeting minutes approved by:

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

Chris McQueen, MBA
Chief Administrative Officer