



Meeting: Land Committee

Meeting Date, Time, and Location

Thursday, June 19, 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 (absent)
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
M. Schmitt, Fire Chief (to 9:46 a.m.)

MINUTES

The CAO began the meeting with a Land Acknowledgement. The CAO noted that staff will be re-engaging the Fort Erie Native Friendship Centre as it relates to a presence on the Land Committee.

1) New Business

1) Request to Purchase Lands - Palmwood Blvd Plan (M. Allen)

The CAO advised that he had received a request regarding the "Palmwood" lands specific to encroachments, licencing agreements and possible purchase of Town-owned lands. The CAO has requested that the Town Solicitor review the information and provide instructions back to the Land Committee based on his review. The Acting Director of Infrastructure Services shared concerns about the right of way and will send details to the CAO and Town Solicitor so that they can also be addressed during the review. Add to outstanding matters.

1) New Business, continued

2) Request to Permit Encroachment – 3436 River Trail

The memorandum from the Law Clerk outlining the request for an encroachment agreement on the “windows to the water” road allowance was reviewed. The Manager of Corporate and Community Initiatives advised that she had followed up with the Town Solicitor regarding a detailed review of the Encroachment Policy, which was previously put on hold awaiting a new Solicitor. It was noted that there is a process in place where the Land Committee reviews encroachments, such as these, and makes a determination about what is and isn’t going to be permitted, followed by approval by Council. Committee members directed the Law Clerk to obtain an updated survey of the waterfront road allowance so that a determination can be made as to the extent of the encroachments. The Mayor noted that in dealing with previous waterfront road allowances, Council had zero tolerance for any encroachments. Add to outstanding.

3) Request to Permit Encroachment – 3572 River Trail

The memorandum from the Law Clerk requesting an encroachment agreement on the “windows to the water” road allowance was reviewed. Committee members directed the Law Clerk to obtain an updated survey of the waterfront road allowance so that a determination can be made as to the extent of the encroachments. Add to outstanding.

4) 10 Albert Street – Daylight Triangle – Request to return land

Email correspondence from the property owner was reviewed. The Acting Director of Infrastructure Services advised that staff will be reviewing the original land donation for the daylight triangle and the redesigned intersection to determine if the land can be returned to the owner. Add to outstanding.

2) Outstanding Matters

Outstanding matters were deferred due to time constraints.

3) Other Matters

1) 294 Prospect Point Road South re Land Encroachment Request

At the April 17, 2025 Land Committee meeting, the following recommendation was passed:

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.

3) Other Matters, continued

1) 294 Prospect Point Road South re Land Encroachment Request, continued

At the Council-in-Committee meeting of May 12, 2025, and following a delegation from the property owner, Council referred the matter back to the Land Committee for further review including Ontario Fire Code requirements.

The Fire Chief advised that his major issue was the tree overhanging the fire hydrant as the fire equipment would not be able to access the hydrant. The Mayor noted that allowing any known encroachments on road allowances would set a precedent and others may attempt to do so. The Fire Chief visited the location this morning and confirmed that the brick pillars and flower beds are still present and the property is now up for sale. The recommendation originally passed by the Land Committee still stands:

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)

4) Next Meeting Dates and Adjournment

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

The June 19, 2025 Land Committee meeting adjourned at 10:06 a.m.

Minutes recorded and prepared by:

Original Signed

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

Minutes approved by:

Original Signed

Chris McQueen, MBA
Chief Administrative Officer

