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**Subject:** Miller's Creek Marina  
**Report to:** Planning and Economic Development Committee  
**Report date:** Monday, November 9, 2020

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## **Recommendations**

1. That this report **BE RECEIVED** by Planning and Economic Development Committee for information.

## **Key Facts**

- The purpose of this report is to provide information with regards to Miller's Creek Marina.
- There is an established history of support from the Town of Fort Erie and the Region for the development of Miller's Creek Marina.
- The Regional Official Plan includes policy that supports development and redevelopment of Miller's Creek Marina.

## **Financial Considerations**

Not applicable.

## **Analysis**

Miller's Creeks Marina is owned by the Niagara Parks Commission (NPC). It is located on the Niagara River, along the Niagara Parkway, in Fort Erie. The facility includes 110 seasonal boat slips and minor amenities that support boating, a small restaurant and active and passive recreation facilities. As of April 2020, reports indicated that the NPC suspended the marina operations for the boating season and that investment was required to update facilities and infrastructure, this also coincided with the closure of NPC facilities due to covid.



Figure 1: Miller's Creek Marina

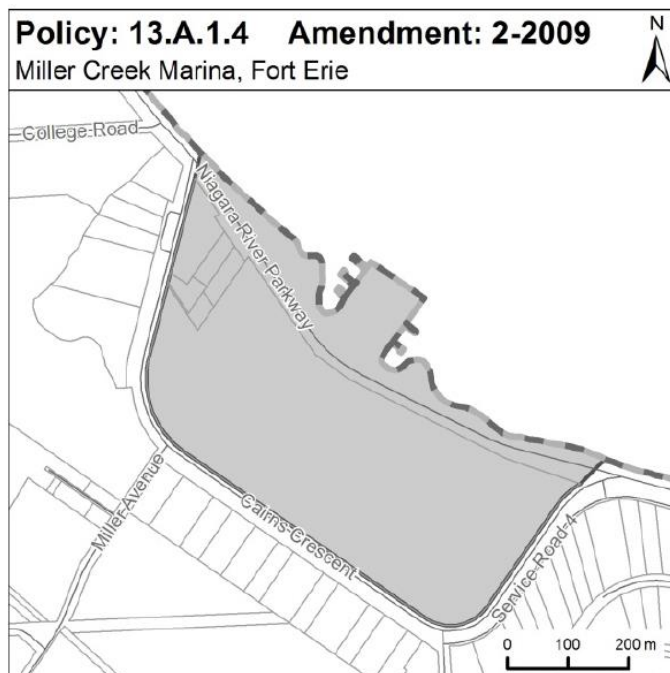


Figure 2: Miller's Creek Marina – Area covered by Regional Official Plan policy.

## Economic Development

The NPC released Requests for Proposals for the redevelopment of the marina in 2005, 2012 and 2017, all were unsuccessful. At Planning and Economic Development Committee on January 10, 2018, Memorandum ED-C 01-2018 (attached) prepared by the Director of Economic Development provided “*context to support and endorse the motion approved by The Town of Fort Erie regarding the Niagara Parks Commission (NPC) proposed expansion and enhancement of Miller’s Creek Marina.*”

At the Regional Council meeting on January 18 2018, the following motion was passed in relation to Memorandum ED-C 01-2018:

*That Correspondence Item ED-C 01-2018, being a memorandum from D. Oakes, Director, Economic Development, dated January 10, 2018, respecting Niagara Parks Commission’s Proposed Expansion and Enhancement – Marina and Resort Development at Miller’s Creek, **BE RECEIVED**; and*

*That the resolution passed by Council for the Town of Fort Erie respecting Niagara Parks Commission’s Proposed Expansion and Enhancement – Marina and Resort Development at Miller’s Creek **BE ENDORSED and Niagara Region coordinate a meeting with the Town of Fort Erie and NPC to determine how the Region and Town can best support the project moving forward.***

The redevelopment of Miller’s Creek Marina has the potential to become a major tourism asset contributing significantly to the regional economy through the investment itself, the creation of new, well paying jobs and local supplier opportunities. A development in excess of \$100 million would not only revitalize and expand the existing marina infrastructure, but play an important role in the growth of the Town as a vibrant and liveable community.

## Planning and Development

Policy 13.A.1.4 of the Regional Official Plan provides support for the development of Miller’s Creek Marina. A development proposal that is submitted would be assessed by Regional planning staff based on the policy that is provided below.

*Policy 13.A.1.4*

*A marina with ancillary rural land uses is permitted on approximately 19 hectares, including water lots, east of Cairns Crescent in the Town of Fort Erie. The marina use, the marina redevelopment, and the ancillary uses are considered to be a resource-based rural recreational use which meets the policy objectives of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement 2014. The rejuvenation and redevelopment of the marina is encouraged to support the tourism and boating economy on the Niagara River. The following special policies shall apply to the development and redevelopment of the marina:*

*a) The marina is the principal land use.*

*b) Ancillary uses including, the management or use of resources, resource-based recreational uses (including recreational dwellings), home occupations and home industries, limited residential development, cemeteries, and other rural land uses are permitted.*

*c) With regard to recreational dwellings and residential development, the following shall apply:*

- i. All forms of tenure will be permitted for new, expanded or redevelopment of the marina property*
- ii. Accommodation units within the marina property will be made available to the travelling public and will provide ongoing services and recreational facilities normally provided in a commercial setting.*

*d) Development and redevelopment shall be subject to the following being satisfactorily addressed:*

- i. The scale, size and density of development*
- ii. Compatibility of use*
- iii. Site characteristics*
- iv. Water quality*
- v. Protection of shoreline*
- vi. Environmental features and policies*
- vii. Navigability of the Niagara River*
- viii. Servicing*
- ix. Transportation*

*e) Details of the development and redevelopment shall be addressed through the Town of Fort Erie Official Plan and Zoning By-law and in accordance with the provisions of this Plan.*

*f) Policy 11.C.1 b) iii) shall not apply. (Policy 11.C.1 b) iii) there shall be no overnight accommodation for users or guests of the facility.)*

### **Alternatives Reviewed**

Not applicable.

### **Relationship to Council Strategic Priorities**

This development would relate to the following Council Strategic Priority:

- Supporting Businesses and Economic Growth

### **Other Pertinent Reports**

- ED-C 01-2018

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#### **Prepared by:**

Doug Giles  
Acting Commissioner  
Planning and Development Services

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#### **Prepared by:**

Valerie Kuhns  
Acting Director  
Economic Development

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#### **Submitted by:**

Ron Tripp, P.Eng.  
Acting Chief Administrative Officer

### **Appendix**

Appendix 1 ED-C 01-2018 Niagara Parks Commission's Proposed Expansion and Enhancement – Marina and Resort Development at Miller's Creek