
MEMORANDUM

ED-C 01-2018

**Subject: Niagara Parks Commission's Proposed Expansion and Enhancement –
Marina and Resort Development at Miller's Creek**

Date: December 15, 2017

To: Planning and Economic Development Committee

From: David Oakes, Director Economic Development

The purpose of this memo is to provide Planning and Economic Development Committee with 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.

Economic development staff have been working in collaboration with Fort Erie Economic Development and Tourism Corporation (FEDTC) on supporting the NPC in their pursuit to redevelop Miller Creek Marina as a major tourism asset of regional significance. Town and regional staff met with NPC officials throughout the process to provide advice while offering support by providing the opportunities to business networks and answering any questions on the project relating to issues outside the jurisdiction of Niagara Parks Commission. Request from both Regional and Town staff to be directly involved in the procurement process was respectfully denied. As a result, the Niagara Parks Commission was the lead on the procurement process, which resulted in zero submissions.

Discussions with FEDTC have indicated that Warren DAC Investments Limited remains interested in proceeding to develop the marina and adjacent lands at Miller's Creek Marina. As a result, a motion (attached) approved by the Town of Fort Erie is requesting that the NPC enter direct discussions with Warren DAC Investments Limited to move forward with the marina and resort development at the Miller's Creek Marina. Economic development staff support the intent of the Town motion and would recommend that Regional Council endorse.

Respectfully submitted and signed by

David Oakes EC.D., CEcD, MAES
Director, Economic Development



Community Services

Legislative Services

December 12, 2017

Sent via email:

jthomson@niagaraparks.com

Janice Thomson, Chair
The Niagara Parks Commission
7400 Portage Road South
Niagara Falls, ON, L2E 6T2
Canada

Dear Chair Thomson:

Re: Niagara Parks Commission's Proposed Expansion and Enhancement - Marina and Resort Development at Miller's Creek

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of December 11, 2017 passed the following resolution:

Whereas the Niagara Parks Commission ("NPC") considered options for the operation or closing of its marina on the Niagara River in Fort Erie, near Miller's Creek, and

Whereas in 2005, the NPC agreed to work with the Town of Fort Erie to permit the Fort Erie Economic Development & Tourism Corporation ("EDTC") to undertake a Request for Proposals process for the expansion and enhancement of the marina and potential development of the lands between the Niagara Parkway and Cairns Crescent, and

Whereas as a result of the cooperative efforts of the NPC, Town of Fort Erie and the EDTC, the submission of a successful proponent for expansion and enhancement of the marina and the development of a resort on the adjacent lands was accepted by the NPC and a Memorandum of Understanding ("MOU") was executed by the NPC and Warren DAC Investments Limited ("WDAC") on February 18, 2007, and

Whereas over the next 4 years, WDAC fulfilled its responsibilities pursuant to the MOU, including operating the marina, obtaining appropriate land use approvals and in-water engineering works, and

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Whereas since 2012, the NPC has embarked on a number of processes with a view to proceed with a marina/resort development at the Miller's Creek Marina, and

Whereas over the next 4 years, WDAC fulfilled its responsibilities pursuant to the MOU, including operating the marina, obtaining appropriate land use approvals and in-water engineering works, and

Whereas the NPC did not extend the MOU, which it has claimed expired on or about January 26, 2012, despite WDAC's desire to continue with the MOU and the development of the marina and adjacent land; and

Whereas since 2012, the NPC has embarked on a number of processes with a view to proceed with a marina/resort development at the Miller's Creek Marina, and

Whereas the NPC's most recent initiative resulted at the end of August 2017 in no proponent submitting a response to the NPC's Request for Proposals for development at the marina, and

Whereas the NPC maintains that it continues to be committed to marina enhancements and development on the adjacent lands, but there seems to be no forward progress in that direction, and

Whereas the Council of the Town of Fort Erie understands that WDAC remains interested in proceeding to develop the marina and adjacent lands at Miller's Creek Marina.

Now therefore be it resolved,

That: Council of the Town of Fort Erie reiterates its continuing support for the expansion and enhancement of the marina and a resort development on the adjacent lands at the NPC's Miller's Creek Marina, and further

That: Council urges the NPC to engage with WDAC to move forward with the marina and resort development at the Miller's Creek Marina without any further delays, and further

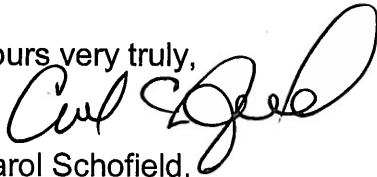
That: A copy of this resolution be forwarded to the Chair of the NPC for action, and further

That: A copy of this resolution be forwarded to the Premier of the Province of Ontario, the Minister of Tourism, Culture and Sport, the Minister of Infrastructure, the Chair of the Region of Niagara, the M.P.P.'s in Niagara, the Honourable Rob Nicholson, M.P., and Warren DAC Investments Limited, and further

That: A copy of this resolution be circulated to the mayors of the local municipalities in Niagara for their support.

We thank you for your attention to this very important matter.

Yours very truly,



Carol Schofield,
Interim Manager, Legislative Services/Clerk
cschofield@forterie.ca

CS:dlk

cc:

The Honourable Kathleen Wynne, Premier of Ontario, *Sent via email:* kwynne.mpp@liberal.ola.org/premier@ontario.ca
The Honourable Eleanor McMahon, Minister of Tourism, Culture and Sport *Sent via email:* eleonor.mcmahon@ontario.ca
The Honourable Bob Chiarelli, Minister of Infrastructure *Sent Via Email:* bob.chiarelli@ontario.ca
Alan Caslin, Chair, Niagara Region *Sent via email:* Alan.caslin@niagararegion.ca
Mr. Wayne Gates, MPP-Niagara Falls, Legislative Assembly of Ontario *Sent via email:* wqates-co@ndp.on.ca
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Mr. Sam Oosterhoff, MPP-Niagara West-Glanbrook, Legislative Assembly of Ontario *Sent via email:* sam.oosterhoff@pc.ola.org
Mr. James Bradley, MPP-St. Catharines, Legislative Assembly of Ontario *Sent via email:* jbradley.mpp.co@liberal.ola.org
Mr. Rob Nicholson, MP-Niagara Falls, Parliament of Canada *Sent via email:* rob.nicholson@parl.gc.ca
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Niagara Area Mayors *Sent via email*