



Subject: Nickel Beach Lease Agreement

To: Council

From: Corporate Services Department

Report Number: 2021-133

Meeting Date: June 14, 2021

Recommendation:

That Corporate Services Department Report 2021-133, Nickel Beach Lease Agreement be received;

That Council approve the lease agreement attached as Appendix A to Corporate Services Department Report 2021-133, between the City of Port Colborne and Vale Canada Limited for the purposes of leasing the premises at Nickel Beach; and

That a by-law to enter into a lease agreement with Vale Canada Limited be brought forward.

Purpose:

This report provides Council with the lease agreement between Vale Canada Limited (landlord) and the City of Port Colborne (tenant) to utilize and operate the Nickel Beach property at 69 Lake Road. The Nickel Beach Lease Agreement is attached for review and endorsement accordingly.

Background:

The City of Port Colborne has leased the Nickel Beach property since 1922 through agreements with Inco Limited, and currently with Vale Canada Limited. The City has used the leased land to provide a summer-seasonal recreational community beach and playground activities to residents and visitors.

Discussion:

Nickel Beach has been an enjoyable destination of residents and visitors for years, highlighting the positive community partnership between the City of Port Colborne and Vale Canada Limited. Nickel Beach has been operating without an agreement since 2019.

The proposed Nickel Beach lease agreement is for 20 years and has been reviewed by legal and insurance representatives from both the City of Port Colborne and Vale Canada Limited, and is now ready for approval. A survey has also been completed to determine the boundaries of the leased premises, attached in this report as Appendix B, and delineated in the agreement as Schedule B. The Schedule B - sketch of the entire leased premises is the only depiction of the boundaries, and as such there is no separate legal description for the lands, which are part of a much larger PIN for land registration purposes.

Staff highlight as a condition of the lease a phase one environmental study and a fence around Nickel Beach is required. Staff identify the existing fence surrounding Nickel Beach is currently in a state of disrepair.

In addition to the phase one environmental study and fence project, staff are investigating the decommissioning of the washroom facility and infrastructure improvements that include, but are not limited to, new washroom facilities, a storage unit, and a staff gatehouse at the entrance to the beach.

Staff anticipate having more information on these potential projects before Council later this summer.

Financial Implications:

The City will rent the leased premises at Nickel Beach at one (1) dollar per year for the twenty (20) year term of the agreement.

The cost of these projects (including the environmental study and fence), will be financed by Vale through the Vale Community Improvement Fund.

Conclusion:

That the Nickel Beach Lease Agreement attached to Corporate Services Department Report 2021-133 be approved by Council.

Appendices:

- a. Nickel Beach Lease Agreement
- b. Nickel Beach Survey

Respectfully submitted,

Bryan Theal
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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.