



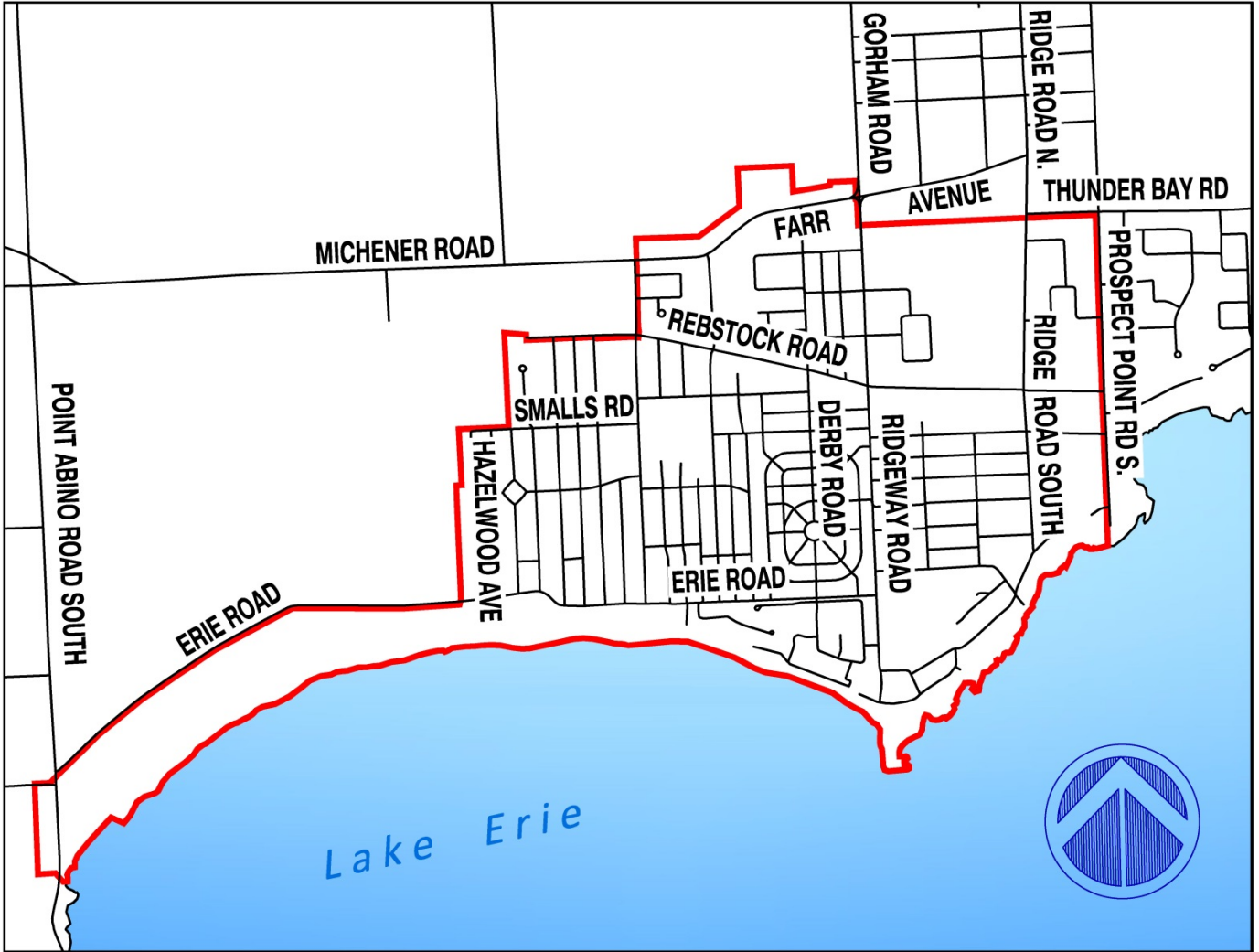
PUBLIC NOTICE

INFORMATION OPEN HOUSE




**CRYSTAL BEACH
SECONDARY PLAN**






(PROPOSED OFFICIAL PLAN AMENDMENT #45)

DATE: WEDNESDAY, AUGUST 1, 2018
TIME: 6:00 PM TO 8:00 PM
LOCATION: CRYSTAL RIDGE COMMUNITY CENTRE
 99 Ridge Road South, Crystal Beach L0S 1B0



CRYSTAL BEACH SECONDARY PLAN AREA

	<p><u>IMPORTANT</u></p> <p>If you live within the proposed Secondary Plan Area identified within the red boundary on the above map, it is important that you read this notice fully to decide if you wish to comment.</p> <p>Town Council has not made any decisions on the proposed Secondary Plan.</p>
	<p><u>HOW WILL THIS AFFECT YOU ?</u></p> <p>As a property owner in the Plan Area you should consider the following:</p> <ul style="list-style-type: none"> • Permitted land uses for certain properties will be considered for change. • A proposed policy or zoning change could impact the manner in which your property or neighbouring properties can develop in the future.
	<p><u>PROVIDING YOUR COMMENTS OR GETTING MORE INFORMATION</u></p> <p>Commenting on the Draft Secondary Plan is encouraged. You can provide input by calling or writing the Town. You are also invited to attend the meeting to speak with staff on hand.</p> <p>If you wish further information please contact Chris Millar with the contact information below, or visit the Town’s website at www.forerie.ca Type “Crystal Beach Secondary Plan” in the search option at the top of the main page.</p>

  	<p><u>CONTACT INFORMATION</u></p> <p>For comments to be considered before Planning staff prepares draft policies, draft land use and zoning plans, your written submission should be provided on or before Friday, August 31, 2018 to:</p> <p>Chris Millar, CPT, MCIP, RPP, Neighbourhood Planner, Planning and Development Services Department, Town Hall, 1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6 905-871-1600, ext. 2503</p> <p>Or by e-mailing your comments to: cmillar@forterie.ca</p> <p>There will be additional opportunities to comment during the formal stages of processing this amendment. However, we encourage early comment and inquiry that may help staff to continually assess the development of a Draft Secondary Plan.</p>
	<p><u>WHAT THIS SECONDARY PLAN ATTEMPTS TO DO</u></p> <p>A Secondary Plan forms part of the Official Plan and directs how a neighbourhood/ community will grow over the long term relative to the location and various forms of land use, such as future changes or retention of residential, commercial, open space and environmental protection areas, and how these relate to the community's established or potential structure. The Plan must also take into account Provincial and Regional policy and any requirements relating to growth management that have resulted from newer policy directives from these upper tier governments.</p> <p>Changes to the designated land use on certain properties within the Plan area may also result in changes to the zoning for those respective properties. The Zoning By-law, which identifies what uses are permitted on a property and where on the property the use can be located, will also see some changes to assist in the Secondary Plan's implementation.</p> <p>THERE HAS NOT BEEN ANY PROPOSED CHANGES IDENTIFIED AT THIS TIME.</p> <p>THIS INFORMATION MEETING IS TO HEAR FROM RESIDENTS, LANDOWNERS AND GENERAL PUBLIC ABOUT HOW THEY SEE THE FUTURE OF CRYSTAL BEACH DEVELOPING OVER THE LONG TERM. DETERMINING LAND USE SETS THE STAGE FOR FUTURE GROWTH, THE TYPE OF GROWTH AND WHERE THAT GROWTH SHOULD OCCUR.</p> <p><u>WHO APPROVES THE PLAN?</u></p> <p>Town Council adopts the Secondary Plan and then forwards it to Niagara Region. Regional Council is the final approval authority for the Secondary Plan, unless the Region delegates final approval authority back to the Town prior to adoption. At this time, Niagara Region has not yet made a determination on any delegated authority.</p> <p>Town of Fort Erie Council is the final approval authority for any subsequent implementing zoning by-law amendments. The Zoning does not require Regional approval.</p>
	<p><u>FUTURE NOTICE REQUESTS</u></p> <p>This Public Information Open House is being conducted to allow public and stakeholders with an opportunity to meet with Planning staff prior to preparation of the draft Official Plan and draft Comprehensive Zoning By-law Amendments.</p> <p>The statutory Public Meeting required under the Planning Act will be scheduled for a future date, after a final draft of the Secondary Plan has been prepared for formal circulation. If you wish to receive notice of the Public Meeting, you are requested to provide your name and a current e-mail address or mailing address where the Notice is to be sent.</p> <p>If the Town is proposing changes to the designation or zoning of your lands, you will receive a Notice advising you of the potential / proposed change. It is up to the property owner to advise the Town if they wish to continue to receive notification on future meetings.</p> <p>Persons who simply wish to stay informed of future meetings and key document releases, up to the future Recommendation Report to Council, may request to have their e-mail address added to a general informal notification list. Please use the contact information above to notify Chris Millar, to have your e-mail address added. It is the preference of the Town to use e-mail. However, if you require an alternate form of notification, please speak to Chris Millar to make alternate arrangements. Staff would kindly request you consider e-mail delivery as preferred choice to keep costs low.</p>

A STATUTORY PUBLIC MEETING REQUIRED UNDER THE PLANNING ACT WILL BE SCHEDULED FOR A LATER DATE. THIS MEETING IS TO PROVIDE INFORMATION TO INTERESTED PERSONS AND SOLICIT FEEDBACK FOR CONSIDERATION BY STAFF PRIOR TO THE DRAFT BEING PREPARED.

Dated this 19th day of July, 2018

Carol Schofield,
Manager, Legislative Services/Clerk

Richard F. Brady, MA, RPP, MCIP
Director, Planning and
Development Services