










PUBLIC NOTICE - INFORMATION OPEN HOUSE No.2

CRYSTAL BEACH SECONDARY PLAN

(PROPOSED OFFICIAL PLAN AMENDMENT #45)

DATE: WEDNESDAY, AUGUST 28, 2019
TIME: 6:00 PM TO 8:00 PM
LOCATION: CRYSTAL RIDGE COMMUNITY CENTRE - 99 Ridge Road South, Crystal Beach L0S 1B0

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|  | <p><u>IMPORTANT</u></p> <p>If you live within the proposed Secondary Plan Area identified within the red boundary on the map included with this Notice, it is important that you read this Notice fully to decide if you wish to comment. 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 are being 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 Open House to speak with staff or you can also visit the Town's website at www.forterie.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, September 13, 2019 to:</p> <p>Chris Millar, CPT, CNU-A, 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 further opportunities to comment during the formal stages of processing these amendments.</p> |
|  | <p><u>WHAT THIS SECONDARY PLAN ATTEMPTS TO DO</u></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p style="text-align: center;">CRYSTAL BEACH SECONDARY PLAN AREA</p> </div> <div style="width: 50%;"> <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>THIS INFORMATION MEETING IS TO ILLUSTRATE TO PROPERTY OWNERS AND PUBLIC, WHERE TOWN STAFF ARE PROPOSING CHANGES TO DESIGNATION AND/OR ZONING. PROPERTY OWNERS THAT HAVE PROPOSED CHANGES IDENTIFIED ON THEIR LANDS HAVE BEEN MAILED A LETTER TO ADVISE OF TOWN STAFF'S INTENTION TO PROPOSE CHANGES. THE CHANGES ARE INTENDING TO GUIDE FUTURE DEVELOPMENT IN CRYSTAL BEACH 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>AS PART OF THE SECONDARY PLAN PROCESS THE TOWN HAS INITIATED A PARKING STUDY. PARADIGM TRANSPORTATION SOLUTIONS LIMITED WILL HAVE REPRESENTATIVES AT THE MEETING FOR DISCUSSION AND QUESTIONS CONCERNING SHORT AND LONG TERM PARKING FOR THE PLAN AREA.</p> </div> </div> <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 land owners, public and stakeholders/partners with an opportunity to review the conceptual changes 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 <u>will be scheduled for a future date</u>, after a final draft of the Secondary Plan has been prepared for formal circulation.</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. If the Town continues to propose changes to the designation or zoning on your lands, you will receive another Notice advising of the statutory Public Meeting and related details.</p> <p>Persons who simply wish to stay informed of future meetings and key document releases, and have not already provided contact details, may request to have their e-mail address added to a general notification list for this Secondary Plan. Please use the contact information above 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 and expedite delivery.</p> |

Dated this 15th day of August, 2019

Carol Schofield,
 Manager, Legislative Services/Clerk

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