



# Planning and Development Services

September 4, 2018

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## CRYSTAL BEACH SECONDARY PLAN - UPDATE

Thank you for providing written submissions by the suggested August 31, 2018 deadline. The Town has received many written submissions as a result of the first Public Information Open House held August 1, 2018 at the Crystal Ridge Community Centre.

It is apparent from many of those comments that misinterpreted information is being conveyed or attained by residents about what the Secondary Plan is intending to do. It is important, at this early stage of the process to ensure accurate, factual information is available.

Below are generalized “Questions and Answers” that Town staff believes will help clarify the facts.

### ***“Why is the Town proposing to take private waterfront with this Secondary Plan?”***

**It is not.**

The Town already has a strategy, policies and tools for acquiring waterfront properties, which consists of conditions of approval through private applications made under the Planning Act, tools provided in the Town’s approved 2017 Waterfront Strategy, and through open market property sale by waterfront property owners.

The Secondary Plan will not or need not introduce any further acquisition measures. This is the single biggest misconception circulating about the Crystal Beach Secondary Plan.

### ***“If not for taking waterfront lands, what is this Secondary Plan for?”***

**Long term community growth.**

The Town of Fort Erie should anticipate approximately 13,000 new residents by 2041. A portion of those residents can be expected to make Crystal Beach their choice of destination. Having a Land Use Plan approved by Council and included in the Town’s Official Plan will help guide the incremental growth through that period of time.

The Secondary Plan is a Land Use Plan that will examine the present land use designations and zoning to see if and where changes to the various existing designations (e.g. Residential, Commercial, Mixed Use, etc.) can be proposed to accommodate future residents in the Crystal Beach Community, while also providing a diversity of building form that responds and appeals to the full spectrum of demographic. This includes housing types for all stages of the lifecycle from single, couples, families and retirees, and providing opportunities to age in their chosen community.

***“Town staff identified waterfront acquisition as its No. 1 Priority from the Visioning Exercises undertaken in May of 2018. Is this not what the Secondary Plan will try to do?”***

**No.**

The Visioning Exercise is just that, creation of a vision.

While the staff vision generated its ideal or utopian environment, the stated goals would naturally support its vision. In this instance, the Town staff No.1 Priority was in fact a reiteration originating from the Town’s approved Waterfront Strategy.

Furthermore, as had been the case for all previous Secondary Plans completed, Town staff has also looked towards the Community Focus Group’s “vision” and goals as it moves through the process.

***“Why is the Town rushing this Secondary Plan through?”***

**It is not.**

The Secondary Plan process has only recently begun and the process is likely to last for another year. There is considerable consultation that is anticipated throughout this exercise, including several public open house meetings and direct meetings with various community organizations and agencies. The Town is not at the end of a process, it is at the beginning.

People may be confusing the 2005 “Neighbourhood Plan” with this Secondary Plan exercise. The Crystal Beach Neighbourhood Plan (2005) is considered a background document. **Town staff has not yet generated any draft text or mapping schedules for this Secondary Plan** and will not until well into the opening round of consultations, which is currently ongoing.

Anyone commenting that they have “read the Plan” may be confusing it with the Neighbourhood Plan or the Administrative Report (PDS-45-2018) on the outcome of the Strategic Planning Exercises.

Again, the Draft Secondary Plan has yet to be produced. There will be ample time for all concerned to make comments once documents are released.

***“Why wasn’t my group or organization asked to be on the Community Focus Group?”***

**Requests for Expressions of Interest was an open, public call. No specific groups or individuals were solicited or invited to apply.**

Again, as with all Town Secondary Plans, the Town follows its enhanced notification process that places an advertisement in the newspaper, on the website, posts at various institutions and uses social media (Facebook and Twitter) to send out notifications.

Concern has been expressed that the Request for Expressions of Interest did not allow seasonal residents to participate; this was not the intention of staff. Staff was looking for participants who experience the Crystal Beach community throughout the full year and could share insight into the atmosphere, activity and quality of life of the four seasons experience as opposed to a single season. It is worth noting that the groups who have expressed concern do have full time, year round residents who could have submitted an expression of interest.

Similar to the process for the Bay Beach Master Plan, Town staff fully intend to meet with these groups as a part of the consultation process. These groups will have a voice and are not being excluded in any way, shape or form.

As a suggestion, if not already practiced, various groups or associations may wish to ensure a member of their Board or designated member be subscribed to Twitter or Facebook to receive notifications, or to visit the Town's website homepage each Thursday, where all Public Notifications can be found under the Announcements column.

***“How can I make sure I am notified when public information meetings and document or reports are released?”***

**Provide an e-mail address.**

Adding your e-mail address to the notification list for this Secondary Plan is the fastest, simplest and most cost effective way for the Town to notify you, particularly for our out-of-town or seasonal owners. If you require an alternate arrangement, please contact Chris Millar to discuss.

The preceding question/answer format was prepared to clarify some of the more immediate concerns being expressed by individual submissions. Staff seeks to inform the public on the misinterpreted information circulating presently and would trust persons reading this Town release will now be better informed on the facts concerning this exercise's early stages.

We encourage you to visit the Town website to gain fact-based information and also encourage all public to make submission on this Secondary Plan.

*Responses to questions similar to those provided below would be most helpful to staff at this time.*

*“How would you prefer to see growth occurring in Crystal Beach over the next 25 years?”*

*“Where should new residential housing development go?”*

*“What should it look like?”*

Please feel free to contact Town staff if you have any questions regarding the information provided.

Yours very truly,

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CM/cm

cc: Town website  
Mayor and Council