Planning and Development Services

Prepared for	Council-in-Committee	**Report No.**	PDS-86-2021
Agenda Date	September 13, 2021	**File No.**	350308 006

Subject

CRYSTAL BEACH SECONDARY PLAN - PROPOSED OFFICIAL PLAN AMENDMENT NO. 54 AND RELATED ZONING BY-LAW AMENDMENTS

Recommendations

THAT Council approves the Crystal Beach Secondary Plan Official Plan Amendment No. 54 (OPA 54) attached as Appendix "4" to Report No. PDS-86-2021, and further

THAT Council approves the amendments to the Town's Zoning By-law No. 129-90 to implement OPA 54, and further

THAT Council directs staff to submit the necessary by-laws to Council for approval, and further

THAT Council directs staff to notify all relevant partner agencies, stakeholders, and property owners of the amendments, and any other person or party having expressed interest or requested notification of the Town's intent to pass the by-laws attached as Appendices "4" and "5" to Report No. PDS-86-2021, and further

THAT Council hereby determines that in accordance with Section 34(17) of the Planning Act, further notice is not required as a result of the inclusion of Documentation Modifications and Mapping Schedule Modifications subsequent to the Public Meeting, and further

THAT Council directs staff to initiate the process to create a Downtown Core Area Community Improvement Plan for the Crystal Beach mixed-use commercial district.

Relation to Council's 2018-2022 Corporate Strategic Plan

Priority 1	Optimizing Health, Housing & Social Well-Being through Service Access and Healthy Lifestyles.
Goal 1.1	Update Town's development policy framework to attract an affordable housing mix and housing options.
Priority 4	Promoting Business, Economic Growth and Employment Opportunities.
Goal 4.5	Promote service excellence and efficiency/effectiveness
Priority 5	Managed Growth through Responsibility, Stewardship and Preservation.
Goal 5.2	Review the Town's policies to ensure responsible growth principles (to be confirmed by Council) guide development approval.

List of Stakeholders

Corporation of the Town of Fort Erie
Landowners / Developers / Residents and Business Owners
Crystal Beach BIA
Fort Erie Economic Development and Tourism Services
Region of Niagara
Niagara Peninsula Conservation Authority
Various Agencies, School Boards, Utilities and Ministries

Prepared by:	Submitted by:	Approved by:
Original Signed	*Original Signed*	*Original Signed*
Pieter Wasserman, M. Arch (Prof.), MCPUD Neighbourhood Planner/Urban Designer	Kira Dolch, MCIP, RPP, CNU-A Director, Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

Purpose of Report

The purpose of this report is to provide Council with recommendations resulting from the processing of OPA 54, being the Crystal Beach Secondary Plan. Further, the report also makes recommendations on the proposed changes to the Town's Comprehensive Zoning By-law 129-90, as amended, in order to implement the Secondary Plan.

Council will find the final draft of the CSBP OPA 54 and associated ZBA attached as Appendices 4 and 5, respectively.

Background

Statutory Public Meeting

The Statutory Public Meeting was conducted via Zoom at the June 21, 2021 Regular Council Meeting. The meeting attracted an estimated 125 viewers to the Town of Fort Erie YouTube channel with 8 persons choosing to speak at the meeting. Staff provided a presentation and updated Council on correspondence received at the time of the Information Report commenting deadline of May 31, 2021. Comments received after the preparation of PDS-47-2021 are included in **Appendix "1"** and the following Public Comment section of this report, to ensure all comments received have been acknowledged and assessed with staff comment prior to Council making its decision on the final draft of the proposed Secondary Plan and related zoning changes. A chronology of notification and consultation is available as **Appendix "2"**.

Policy Structure

As indicated and illustrated in the Public Meeting presentation, the provincial policy regime is one that flows top down and must align with the upper tier throughout. Planning staff are confident the proposed Secondary Plan meets with the intent of the present Provincial and Regional requirements. By-way of Report PDS-47-2021 dated June 21, 2021, Council received an update on the Crystal Beach Secondary Plan process to date. The Report outlined the history or the process, the policy framework applicable to the process, key considerations, and the extensive public consultation process undertaken and feedback received.

Consultation

There has been extensive consultation on the development of the proposed Secondary Plan and zoning changes, as set out in Planning and Development Services Report No. PDS-14-2018, PDS-45-2018, and PDS-64-2019.

More recently, Information Report No. PDS-47-2021 was prepared in advance of the Statutory Public Meeting conducted June 21, 2021 and contains the extensive public and agency commenting received through the informal and formal processes undertaken as part of this proposed Secondary Plan (OPA 54) and related implementation Zoning changes.

To avoid or reduce the amount of appended materials to this report, Council is directed to the referenced reports (and their appendices) for all background information on this Secondary Plan process.

Primary components of the Plan that have been addressed include:

- accommodating the provincial and regional growth projections in a planned and sensitive manner;
- further diversification of the housing stock for general, yet selective intensification;
- age-in-place and affordable housing opportunities;
- alternative use for new residential in areas of vacant, underutilized commercial;

- delineating the commercial and core mixed-use areas;
- strengthening active transportation linkage for pedestrian movement;
- support for creation and implementation of a Downtown Core Area Commercial Community Improvement Project Area and Plan.

Documentation Modifications (after Public Meeting)

Following release of the draft documents at the Public Meeting on June 21, 2021, and as a result of continued self-scrutiny, planning staff has made various modifications to correct grammar, errors or omissions, and to provide more clarity/certainty of the policies of the Plan and the related zoning changes. Most are inconsequential and do not interfere with the intent of the policies and are simply added to improve policy interpretation.

Some of the more notable modifications include the addition of stacked townhouses to some site-specific "Medium Density" residential designations. This was done in an effort to recognize an increasing popular building typology being offered in the residential development industry. Stacked townhouses will enable the desired densities to be achieved on these parcels with the appropriate urban form. Properties in this designation currently permit "Block townhouse" and the addition of the new townhouse form of housing does not create any additional impact. This was included because some parcels were more conducive to this kind of development.

In addition, properties that have previously approved minor variances have been reflected in this plan. Properties will maintain their previous approved rights as non-conforming uses.

Mapping Schedule Modifications

As a result of some OPA and ZBA modifications and final editing of the documentation, minor editing to the mapping schedules of the Secondary Plan **(Appendix "4")** have been made. Seven (7) mapping edits resulted and are noted as follows:

Schedule CB-1

1. Legend label edited.

Schedule CB-2

2. Legend label edited.
3. Changed parcel 0-16420 from CMU2 to R2B and from Core Mixed Use to Low Density residential.

Schedule CB-3

4. Legend label edited.

Schedule CB-4

5. Legend label edited.

Schedule CB-5

6. Legend label edited.

Schedule CB-6

7. Legend label edited.

Analysis

The policies contained within this Secondary Plan reinforce provincial and regional policy directives of the Provincial Policy Statement, Places to Grow and the Region of Niagara's Official Plan. While a "Complete Community" vision is often the goal and focus of a Secondary Plan, community demographics and lifestyles can also influence decisions concerning land use, together with other more localized constraints and opportunities.

With continued growth occurring in Fort Erie at record pace, the Crystal Beach Neighbourhood will continue to attract development interest. The Secondary Plan aims to ensure adequate levels of form, density and commerce are provided in the most appropriate locations to ensure growth has guidance and choice over the long term.

The incremental nature of change creates opportunities for new growth, a new vitality and new residents of all socio-economic and demographic backgrounds for the Crystal Beach Neighbourhood. Intensification opportunities exist and this Plan sets out to direct such opportunity in a sensitive yet purposeful way, in an effort to harmonize land use while maintaining compatibility. This Plan shall introduce appropriate policy allowing for levels of intensification in strategic areas within.

Components of the Plan

The various land use designations are shown on the series of Schedules of the draft Secondary Plan and are intended to be consistent with the format of those found in the parent Official Plan (OP) and other Secondary Plans prepared by the Town. Each of the designations are accompanied by policy text within the document, with additional policy being added that addresses more relevant and pertinent context at this refined local level. If ultimately approved, the Secondary Plan will become a complete section of the OP, and has been laid out and section numbered to allow for it to be dovetailed into the parent Plan.

The policies and land use designations are designed to support development that will meet with municipal and community expectations and to provide guidance on new and re-developing areas within the Plan that stay focused on the long-term vision.
The components of the Plan are set up and relate to the Schedules, in that each designation is provided with a set of policies that are to be read in conjunction with the parent Official Plan document. Primary components of the Plan are headings such as *Residential Low and Medium Density, Core Mixed Use, Commercial, Employment Lands, Open Space, Natural Heritage, Institutional, Transportation Systems, Municipal Services, Utilities and Neighbourhood Gateways and Landmarks.* Proposed development applications must consider all relevant policy sections of the Secondary Plan and Official Plan where necessary.

Delegation of Approval Authority

The Region of Niagara has confirmed that the Crystal Beach Secondary Plan will be exempt from Regional approval, meaning it has delegated approval authority to the Town of Fort Erie and more specifically Municipal Council.

Council is already the approval authority on matters relating to the proposed zoning changes.

Community Improvement Plan (CIP)

Council has been requested to authorize the initiation of the planning and public process to create a Downtown Core Area Community Improvement Plan for the Crystal Beach mixed-use commercial district.

Through the creation of a Community Improvement Plan for Crystal Beach, financial incentive programs may be made available to eligible commercial and mixed-use property owners and businesses within the defined Downtown Core Area. This will promote business, economic growth and employment opportunities through grant programs that facilitate revitalisation. These grants are administered through an Application guide and include the following categories:

- Commercial Façade Grant Program
- Commercial Façade Signage Grant Program
- Residential Creation and Intensification Grant Program

The CIP Downtown Core Area and associated grant programs will compliment the vision for the Crystal Beach Mixed-Use Area and facilitate its implementation. The Community Improvement Plan will undergo a separate process to the Crystal Beach Secondary Plan.

The programs noted above are Town run and funded programs. The Region of Niagara and its Smarter Niagara Incentive Program (SNIP), which matches local municipal contributions up to set maximums. Generally, the formulas are structured around a 25% Town, 25% Region and 50% Applicant arrangement, with the Town paying out the Region's 25% to the Applicant and invoicing the Region for recovery of the matched funds. This enables the Applicants to deal with a single point of contact for full grant administration and payment, but most importantly, provides fifty-cent dollars to the Programs, thereby extending the local budget to cover more projects.

Regional Incentive Review

Regional Incentive Review is an active topic and PDS-31-2021 was presented and debated at the Special Regional Council on August 26, 2021 and again on August 31,2021. With regard to the SNIP program, which as detailed above impacts our CIP program at the Town, a motion was passed that this program be maintained with a maximum dollar figure available for grants that is determined during the annual budget process. Staff will monitor the budget process and the allocation that is provided. There may be some impact or limitations to the program in the future depending on the allocation provided.

Next Steps

- Approval
  Regional Planning staff have been involved in the Secondary Plan review at key milestones. Based on multiple discussions, draft circulations and amendments, the Region's interest has been satisfied. Therefore, the Crystal Beach Secondary Plan meets the exemption policy and will be exempt from Regional approval.

- Adoption of plan
  When Council is satisfied with the plan, Council may by by-law adopt all or part of the plan.

- Notice

Written notice of the adoption of the plan will be given no later than 15 days after the day it was adopted, as follows:

- to the appropriate approval authority, unless the approval authority has notified the municipality that it does not wish to receive copies of the notices of adoption;
- to each person or public body that filed with the Town Clerk a written request to be notified if the plan is adopted; and
- to any other person or public body that has notified or engaged with the Town through the Secondary Plan process.

- Right to appeal

Not later than 20 days after the giving of notice, all or part of the decision of Council to adopt all or part of the plan may be appealed by the following, to the Ontario Land Tribunal by filing a notice of appeal with the Town Clerk:

- A person or public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions to the Council.
- The Minister.
- The appropriate approval authority.
- In the case of a request to amend the plan, the person or public body that made the request.

- Final Adoption

If no appeals are received during the 20-day appeal period, then the policies and the by-law provisions will be in force and effect.
If appeals are received within the 20-day appeal period the matter will be sent to the Ontario Land Tribunal for decision.

Comments from Relevant Departments/Community and Corporate Partners

Public Comment

Informal and formal commenting received prior to May 31, 2021 was addressed in Report No. PDS-47-2021. Comments received between May 31 and August 13, 2021

are addressed in this Report, so that Council has full awareness of staff's position on all commenting, including those comments received by speakers at the Public Meeting of June 21, 2021.

Please see below the most common themes of inquiries and comments relating to the changing in proposed OPA (**Appendix "4"**) and ZBA (**Appendix "5"**) that have occurred in the Secondary Plan area:

- Hazard Line - There have been a number of Hazard Line concerns from property owners within the Crystal Beach Tennis and Yacht Club. The Hazard Line layers are governed by the NPCA. The NPCA is circulated whenever there is an application within these zones. The zoning by-law allows the Hazard line to be interpreted by the Niagara Peninsula Conservation Authority (NPCA) and that, in most cases, the "Hazard Zone" stops at the shore wall. However, should the wall be removed, the "Hazard Line" would revert back to where the mapping shows it to be. In each case the NPCA will determine the location of the flood line. The lands along Lake Erie area are also subject to a 30 m setback from the 1 in100-year flood line. The Secondary Plan has not changed the zoning of these properties. The zoning is the same as in the current Zoning By-law.

  No change to the plan as a result of the comment.

- Non-conforming uses - There have been a number of requests for non-conforming uses to persist on lots proposed for Official Plan and Zoning By-law Amendments in the plan. These site-specific matters have been resolved through Planning staff engagement with the applicants and coming up with a resolution. These cases occur mostly in areas where existing uses are being requested to persist.

  No change to the plan as a result of the comments.

- Waterfront Residential - There have been a number of requests for information regarding the change of designation of some properties along the water's edge from Urban Residential to Waterfront Residential. Those inquiring were informed that this is an administrative change. The properties are being reflected in a designation name change only that aligns and reflects their waterfront location and remain subject to the same policies (4.7.4 I) as they have been since the Official Plan was approved. The designation name changes from Urban Residential to Waterfront Residential and no new policies are being introduced.

- Areas of increased density – There have been a number of concerns regarding areas of proposed "Medium Density" residential designations. Areas of increased density have been directed by the Growth Plan and Provincial policies and sites were strategically selected in areas that may accommodate density appropriately. Appropriate space, servicing, access and location in proximity to transit and existing facilities were considered when selecting the sites. When many of the subdivisions and gated communities in Crystal Beach were created, the current

Growth Plan and Provincial policies threshold was not in place. These current policies speak to the need to intensify our existing urban areas and maximize the use of existing infrastructure. Thus, the Secondary Plan adheres to the current planning policies of the day.

No change to the plan as a result of these comments.

- Environmental concerns - There have been some concerns regarding development in Environmental Conservation (EC) overlay areas. The Environmental Conservation (EC) overlays will remain to ensure that environmental studies will be required and submitted if any development should be proposed. These studies determine if the features and functions of the area are significant and require further protection or whether a portion or all of the lands can be developed.

  No change to the plan as a result of these comments.

- Requests for minor variances and site-specific changes – There have been some requests to accommodate minor variances in Site Specific policy in the Secondary Plan. Minor variances have not been accommodated in the Secondary Plan and need to be applied for privately. In some special cases stacked townhouses were added to the list of permitted uses wherever block townhouses have been allowed to facilitate site conditions (e.g. embedded sites that are not conducive to street townhouses).

In addition to the speakers at the Public Meeting, further comments and input were received after the May 31, 2021 deadline for comments. These are provided in **Appendix "1"** with a summary of the issues and how they have been resolved.

Corporate Partner Comment

Subsequent to the Information Report (PDS-47-2021), and its circulation for commenting, the only feedback received since that time was supplemental correspondence from the NPCA and the Niagara Region (**Appendix "3"**).

Niagara Region

The Niagara Region provided their comments in a Memorandum dated June 17, 2021 (**Appendix "3"**). Niagara Region staff support the approval of the Secondary Plan subject to addressing their comments and the comments of the Niagara Peninsula Conservation Authority (NPCA). Town Planning staff have addressed the comments of the Region and have also met with Regional staff to review each identified comment contained in their Memorandum.

Generally, the Region's comments sought improved clarification of policies rather than requests for significant change. The majority of modifications made to the text

addressed their requests and comments (**Appendix "3"**). In addition, some other comments included:

- The Region noted that Town of Fort Erie was assigned an intensification target of 15% per the Region's Official Plan. Accordingly, a minimum of 15% of all residential development shall be directed to the Town's Built-up Area. The Town will be required to maintain this intensification target until the Region has completed the Niagara Official Plan.

  Staff response:
  Planning staff responded by indicating that this will be tracked and maintain until the Niagara Regions Official Plan is complete. Once appropriate Urban Expansion areas are identified and finalized staff will consider the 2051 targets. References to timing of "2041" targets will be replaced by "in conformity with the Growth Plan".

- The Region noted that it is aware that the Town is undertaking an Affordable Housing Official Plan Amendment (OPA), and encouraged the Town to consider opportunities to coordinate these processes in policy direction.

  Staff response:
  The Affordable Housing OPA will be presented to Council after the Crystal Beach Secondary Plan, so the incorporation of the approved Affordable Housing policy will not be possible at this time. However, the Affordable Housing OPA policies will apply Town-wide not just to Crystal Beach.

- The Region noted that urban design guidelines should be prepared for the Crystal Beach Secondary Plan area in the future and added that the Niagara Region Complete Streets Design Guidelines (2017) could be incorporated into the future urban design guidelines.

  Staff Response:
  Planning staff will consider this in the development of the urban design guidelines later in 2021.

- As per policy 4.22.9.11 and 4.22.9.12, the Region requested that the Town include a policy in the Secondary Plan and place a holding provision in the zoning for properties fronting onto Ryan Avenue between the Crystal Ridge Development and Graeber Avenue until such time as local municipal sanitary sewer servicing can be provided. The Region requests that a policy be included in the Secondary Plan that requires a local sanitary servicing strategy for properties fronting on Ryan Avenue between the Crystal Ridge Development and Graeber Avenue to the satisfaction of the Region and Town.

  Staff Response:

Staff raised their concerns with the addition of this type of policy as the Region and Town engineering and planning staff have had discussions on servicing in this area; however, at this time there is still no resolution. The Town and Region staff had discussions about the inclusion of a general policy to flag the servicing constraints in the area and the following policy was approved by both parties:

"A sanitary servicing strategy be prepared for properties fronting on Ryan Ave between the Crystal Ridge Development and Graeber Ave to the satisfaction of the Town and Region."

The revised wording will ensure that this requirement is identified but allows for flexibility in ongoing discussions between the Region and the Town.

Regional planning staff have been involved in the Secondary Plan review at key milestones. The Region was circulated a copy of the amended Secondary Plan (third circulation to the Region) for final comment and a final input meeting was held on August 23, 2021. Based on discussions and with the inclusion of amendments to the policy, the Region's interest has been satisfied. Therefore, the Crystal Beach Secondary Plan meets the exemption policy and will be exempt from Regional approval. The Town has been designated approval authority for the Crystal Beach Secondary Plan.

Niagara Peninsula Conservation Authority (NPCA)

NPCA comments were received following the Information Report deadline in an email dated June 26, 2021 and have been included in **Appendix "3"** to this report.

- In their comments, the NPCA noted the mapping proposed shows the limit of the Environmental Protection zone which is greatest constraint of the NPCA's shoreline hazards identified in the area. The NPCA referred to the utilisation of the open data portal referred to in their first set of comments which has all of the individual hazard layers that make up the Town's Hazard Zone along the shoreline. The NPCA suggested it may be helpful to include those individual layers on the mapping.

  Staff Response:
  Planning staff have combined these individual layers into a single layer of greatest constraint as not to clutter the mapping and create visual confusion when viewing the maps when printed out or in PDF format.

Other partnering agencies

No further comments were received from circulated agencies, committees, and indigenous parties or internal departments.

All other agency or department comments / submissions have been addressed and/or indicated no concerns with the proposed Secondary Plan.

Communicating Results

Should Council choose to adopt the Crystal Beach Secondary Plan and zoning changes, a By-law will need to be prepared and approved at a future Council meeting. Notification to property owners, partners and stakeholders, or anyone having expressed interest in receiving Notice of Adoption of the Secondary Plan and passing of related by-laws will be issued.

Financial/Staffing Implications

There are no financial or staffing implications as a result of this Recommendation Report other than additional costs associated with extended notifications. Processing of Secondary Plans (Town initiated Official Plan and Zoning By-law Amendments) are part of Planning staff's normal operations and assignments.

Policies Affecting Proposal

The Town's Official Plan places strong emphasis on the Neighbourhood / Secondary Planning program in achieving more detailed land use distribution and wherever possible, a "complete community" approach to providing long term goals for ultimate build-out scenarios for the many Neighbourhoods in Fort Erie.

Regional Official Plan policies support the development of Secondary Plans as a way to promote and manage growth over the long term and to encourage increased densities and in-filling to reduce urban sprawl.

Alternatives

Council may choose to:

- Modify and approve the Plan; or
- Opt not to approve the Plan.

Should Council opt to modify and approve the Secondary Plan, Council may:

- defer approval of the proposed Zoning in part, or in whole, depending on the nature of any modifications.

Should Council choose not to adopt the Secondary Plan, it would follow that:

- proposed Zoning be denied approval.

Staff does not recommend either of the above options to Council but rather recommends the approval of the Secondary Plan, without modifications. The Secondary Plan is consistent with the Official Plan for the Town of Fort Erie, the Regional Niagara Official Plan, Provincial Policy Statement and the Province's A Place to Grow: Growth

Plan for the Greater Golden Horseshoe and has also gone through a thorough public participation process. Thus, the plan constitutes good planning practice.
(recommended)

Conclusion

The Crystal Beach Secondary Plan and zoning change exercise has been highly proactive in its efforts to address the expressed desire for rejuvenation of Crystal Beach by the Community Focus Group and majority of the public who were engaged during this process. The Plan provides for modest intensification in key locations of the Plan Area while remaining sensitive to the majority of the neighbourhood's mature, established character. The Plan has considered and addressed the policy framework and anticipates new and pending growth projections.

Staff is confident that the proposed final draft of the secondary plan meets provincial and regional planning policy and has taken into consideration the input staff have received from the community and other agencies. The final draft also lays the ground work for future growth that will stimulate interest and investment in an area that until recently (the last 5 years) has been generally idle and underutilized. Adjustments to commercial limits in favour of residential development responds to much of the public feedback during the process and a focused, core mixed use defines the new hub or pedestrian realm being fostered.

Therefore, staff is recommending Council endorse and adopt OPA 54, being the Crystal Beach Secondary Plan and the implementing Zoning By-law

Attachments

Appendix "1" Public Comments received after Public Meeting
Appendix "2" Notification & Consultation
Appendix "3" Agency Comments after Public Meeting
Appendix "4" Final Draft Crystal Beach Secondary Plan (OPA 54)
Appendix "5" Final Draft Zoning changes to By-law 129-90, as amended

APPENDIX 1 - PUBLIC COMMENTS RECEIVED AFTER PUBLIC MEETING

Date Received	Type of Contact	Interest	Location	Comments/Concerns	Staff Response
Tuesday, June 1, 2021	email	Home owner	3840 Terrace Lane	Concerns of 3 story buildings being built, the cutting down of trees and having their view blocked. Also that new buildings would not fit in with cottage style.	• Staff noted that if the plan is approved, studies such as tree preservation plans, geo-tech and slope stability reports would be required as part of an application by Development Approval staff. The Niagara Peninsula Conservation Authority also comment if there are environmental concerns as per mapping. • No further response.
Tuesday, June 1, 2021	email / LTFE	Resident		Concerned about trees. Also recommended Erie Road to be designated as mixed use area from Ridgeway Road to Beechwood, with Commercial Use at grade and high-rise residential development permitted on the north side, and between Oakwood and Maplewood on the south side. This would allow for condominium, apartment or hotel development. Underground parking should be a requirement. Reason: To create a vibrant all-season environment for residents and visitors.	• Erie Road is currently designated as a "Core Mixed Use" in the Official Plan. This designation is being revised by the Secondary Plan with regards to height, density and other factors. The allowed height of development along the Erie Road strip is proposed to be three or four storeys, depending on block consolidated. 20 storeys is not proposed as it does not fit with the context of the neighbourhood. • The vision for the Erie Road area is consistent with this resident's proposal, to create a vibrant all-season environment. • No further response.
Thursday, June 3, 2021	email / LTFE	Resident		Concern with the parcel of land behind the new fire hall that runs north of Rebstock Rd, east of Prospect Point and south of Rochelle Cres. The Town has allowed for residential growth in the Thunder bay Rd/Ridge Rd area and west along the north side of Thunder bay Rd, it has in turn done away with the few areas of forest that were left. This would erase any area of natural habitat. There is an "Environmental Conservation Overlay" and future development should not be allowed.	•The Environmental Conservation overlay will remain to ensure that environmental studies will be required if any development should be proposed on this site in the. Any further development would follow appropriate processes and consideration would be based on applicable legislation. • There is a process for the clearing of land and necessary steps need to be completed in case of a development proposal. Land for development in the Secondary Plan has been selected strategically and with appropriate in-filling and density in mind to accommodate policies from upper tier government policies (i.e.. A Place to Grow: Growth plan for the Greater Golden Horseshoe). • No further response.
Monday, June 7, 2021	email	Home owner	307 Prospect Point Road S. Ridgeway ON L0S 1N0	Heard rumors that a low income housing project is being proposed off Brunswick near Prospect Point. Felt that Ridgeway is oversaturated with housing projects. The Planning Department has ruined the quaint little community. Questioned parking for when owners have guests and access for Fire Department, Emergency Vehicles. Was not sure what planner was dreaming this stuff up. Wanted to know when they can voice their disapproval of this ridiculous proposal.	• The Town has not received a development application for this area nor those sites in particular. • No further response. • The homeowner was made aware of the public consultation process associated with the CBSP and also directed to LTFE.
Tuesday, June 8, 2021	email	Property owner's consultant	4152 Erie Road	Wanted clarification about two set back requirements in the new proposed zoning by-law. Requested the Town to consider reducing set backs.	• Site specific minor variances will not be considered through the Secondary Plan process and may be sought through an application to Development Approvals. These changes are site specific in nature and the guidelines set for the site were vetted through a public process in the Bay Beach plan and have been incorporated into the Secondary Plan. These changes may be sought through resolution of Council through the minor variance process. • Continued communication through Development Approvals.

Tuesday, June 8, 2021	email	Property owner	405 Ridgeway Road	Wanted to know the timeline of the Crystal Beach Secondary Plan and if the Town will be moving forward with a CIP for the area as well.	• Informed of Public Meeting and tentative date of Recommendation Report • The CIP for Crystal Beach will be handled as a separate process to the Secondary Plan and will be done after Council has approved the Secondary Plan. • Amended CBSP to reflect minor variance approved in 2009 - (A49-09). • Continued communication through Development Approvals.
Wednesday, June 9, 2021	email	Advancing Crystal Beach		Noticed that Fire Station 6 is targeted to be commercial / residential and was hoping to convert it to a Village Hall (social meeting place). Wanted to know if that fits with the zoning?	• This is being considered and discussed by the Land Committee at this stage. • No further response
Wednesday, June 9, 2021	Phone call	Home owner	3920 Farr Avenue	Wanted information on the Crystal Beach Secondary Plan notice of potential change of designation and to make sure there was no new changes that could affect them.	• Staff explained the plan and that there were no significant designation changes to the property. • Resolved and satisfied.
Thursday, June 10, 2021	email & phone calls	Home owner	0-17048 Rebstock	Received a letter regarding the change in Zoning for Rebstock Rd. and would like to know how it will effect them as they want to build a home in the future on the property.	• Staff had conversations regarding the matter and formulated a suggested solution. • The member of public proceeded with the suggestion and the matter is being resolved through a development application. • Continued communication through Development Approvals.
Friday, June 11, 2021	email	Property owner	0-16419 Shannon Road South	Submitted a request to include the unaddressed lands, 0-16419 Shannon Road South as a site where semi-detached dwellings are permitted under the draft Crystal Beach Secondary Plan.	• Staff informed that there will not be a change in the zoning. • Staff informend that, if changes to be pursued to the approved secondary plan, an application may be made to Council for exemption to the 2 year hold on amendments to the secondary plan, when approved, as per the Planning Act there will be an opportunity to apply for an adjustment in the ZBA.
Sunday, June 13, 2021	email	Property owner's consultant	3856 Terrace Lane	Looking for zoning and policy information.	• Staff provided the information. • Ongoing communication.
Tuesday, June 15, 2021	email	Resident		Wanted to register to attend the Zoom Public meeting on June 21, 2021	• Staff assisted the request.
Monday, June 14, 2021	email	Property owner	0-7429 Brunswick Avenue	Requested inclusion of property into Medium Density designation to form part of a larger Medium Density area in the plan.	• Staff considered, but did not think it appropriate as a balance between fulfilling Regional growth requirements while allowing for appropriate intensification needed to be upheld. This site specific policy allowed for a lesser density than in other "Medium Density" areas - 25 to 35 units per hectare. • No further communication was recieved.
Wednesday, June 16, 2021	email	Property owner	15 Promenade Way	Would like reassurance that nothing has changed in regards to the mapping of Hazard Zones in the secondary plan.	• Staff informed that nothing changed in the Secondary Plan relative to the Hazard Zone or Line, and that the designation and zoning is the same in the current Official Plan and Zoning By-law. • Staff informed that the Zoning By-Law allows for interpretation by the Niagara Peninsula Conservation Authority (NPCA) and that, in most cases, the “Hazard Zone” stops at the shore wall. However, should the wall be removed, the “Hazard Line” would revert back to where the mapping shows it to be. • Staff informed that they would need relief from the 30 m setback from the 1- and 100-year flood line and that the Town usually relies on comment from the NPCA. • No change to the plan as a result of the comment.

Wednesday, June 16, 2021	email	Property owner	4122 Rebstock Road	Concern regarding the tree preservation plan in place for the Jet Mar subdivision and how the designated trees would be preserved.	• This was a Development Approvals matter and staff assisted the request through explanation. • Matter has been resolved.
Thursday, June 17, 2021	LTFE comment	Property owner	5 Promenade Way	Commented that the rezoning of the lots fronting Erie Road should be to single family residential zoning in keeping with current development and should be consistent with height and density. Questions w.r.t the proposed Environmental Protection Zone: • Why is zone so deep into the actual house? • Why isn't it consistent with the existing zone where projects are reviewed by Ontario Ministry of the Environment and permitted or denied? • Does this mean Town of Ft Erie now is responsible for the Crystal Beach Park Seawall as you are restricting access and assuming control through governmental restrictions over lands required to preserve and maintain? • Did the Province add this increased EP zone or is the Town proposing this to the Province and Federal Government? • What are the facts showing this increase of lands covered by the EP zones is needed?	• Staff informed that nothing changed in the Secondary Plan relative to the Hazard Zone or Line, and that the designation and zoning is the same in the current Official Plan and Zoning By-law. • Staff informed that the Zoning By-Law allows for interpretation by the Niagara Peninsula Conservation Authority (NPCA) and that, in most cases, the “Hazard Zone” stops at the shore wall. However, should the wall be removed, the “Hazard Line” would revert back to where the mapping shows it to be. • Staff informed that they would need relief from the 30 m setback from the 1- and 100-year flood line and that the Town usually relies on comment from the NPCA. • No change to the plan as a result of the comment.
Thursday, June 17, 2021	email	Solicitors o.b.o Crystal Beach Tennis & Yacht Club. The Crystal Beach Club manages the common assets of the Crystal Beach Community and represents the common interests of the 141 residences	Crystal Beach Tennis & Yacht Club	On initial consideration Crystal Beach Club is concerned that: 1. Lands along Erie Road are proposed to be designated as medium density as shown in Map F. There has been insufficient consideration for the impact on the abutting single-family residential community/designation which these lands previously shared. This area has existing planning permissions developed as part of the original planning for the Crystal Beach Community. The ZBAs propose to remove and replace these existing permissions with the suggested approval of the community. This is not the case and the Town has been provided with representations and a petition to the contrary some two years ago. It is preferable that the existing single-family home permissions remain in place with the additional policy permissions for medium density housing or Core Mixed Use. This would offer the Crystal Beach Community future flexibility pending further discussions with the Town. If this flexibility cannot be incorporated, then adoption of the CBSP/ZBAs should be deferred. 2. The Environmental Protection designation as shown in Maps E and F affects existing residential lots and the community beach in the Crystal Beach Community. Insufficient consideration has been given to appropriate policies to permit the continuation and maintenance of these uses. There are a number of member lots that are impacted, and these members may also wish to provide comment. These members have been advised to make individual submissions to the Town and we respectfully request that the Town defer adoption until these submissions can be made. Additionally, the mapping should be reviewed for accuracy and locational criteria.	Answers to these questions and concerns were offered at the Public Meeting on 21 June 2021: • When CBTYC was created, the current Growth Plan and policy in place to maximize the use of existing infrastructure to achieve density and intensification targets was not in place. Thus, the landscape has changed and the CBSP exists within these new goals and targets. • No change to the plan as a result of the comment. • No additional communication was received.
Thursday, June 17, 2021	email	Property owner	3970 Farr Avenue	Inquired why their property is included in the Crystal Beach Secondary Plan as they have been advised that it is considered to be in Ridgeway.	• Staff clarified that the property has always been in the Crystal Beach Secondary Plan area, as identified by the red 'Secondary Plan Limit' line show on all maps. The property is also located within Ward 5. • No further communication was received.
Thursday, June 17, 2021	email	Resident		Submitted support of the message on behalf of all of the community and members of CBTYC, as submitted by our counsel and solicitor, Nicholas T Macos	• Staff offered answers to these questions and concerns at the Public Meeting on 21 June 2021. Comments were the same as for the CBTYC above. • No additional communication was received.

Friday, June 18, 2021	email	Property owner's consultant	0-15097 Crystal Beach Drive	• Requested the inclusion of Block Townhouses to the permissible unit typology in the Official Plan Amendment. • Our request is that the provisions related to lot area and landscaped area be specific to our client's lands and recognize the 1,900 square meter lot area and the 40% landscaped area. • Requested minor variances through the CBSP process (setback and landscaping relaxation).	• Staff initially included block townhouses to the site specific policy to enable development on the site that would otherwise not have been possible at all. • Staff informed that there will be no further change in the Secondary Plan and that an application may be made to Council for exemption to the 2 year hold on amendments to the secondary plan, when approved, as per the Planning Act. • Staff also suggested further discussion with Development Approvals. • No further communication was recieved.
Saturday, June 19, 2021	email	Property owner	272 Ridge Road S	Wanted to know the anticipated date for the Crystal Beach Secondary Plan and the final date of approval and wanted to be notified when this takes place.	Staff advised that the Crystal Beach Secondary Plan Recommendation Report would be going to Council in mid-September 2021 and that notification would be either via mail or post to property owners.
Monday, June 21, 2021	email	Property owner's consultant	0-15850 Rebstock Rd.	• Would like clarification whether back-to-back stacked townhouse blocks would fall under the category of apartment? • Site-specific provision provide height restrictions for townhouse development up to a max of 3 storeys and apartment development up to a max of 3 storeys. It is our client's intent to provide a back-to-back townhouse form at 3.5 storeys. • Wanted clarity on whether the height restriction will apply to only livable floor area?	• Staff informed that an apartment block was initially required but that back-to-back stacked townhouse blocks could be acceptable depending on the design and placement. • The height restrictions remain the same in the Secondary Plan. • Meetings and correspondence have been ongoing with regards to the design of the proposed development. • The Secondary Plan has not been changed further. • Discussions are being held through Development Approvals.
Monday, June 21, 2021	email	Property owner	19 Promenade Way	• Would like to understand the impact of the Secondary Plan on their ability to build a home on their lot. • Would like to know the timing of when it is expected the Secondary Plan would be approved.	Staff informed that the Crystal Beach Secondary Plan (CBSP) has not changed the zoning of the property and that the zoning is the same as in the current Zoning By-law. The designation in the Official Plan has been changed but this change will have no effect on their ability to build.
Monday, June 21, 2021	email	Resident		• Requested further clarification of the proposed zoning changes affecting areas such as the area between Prospect Point and Ridge Road South and between the extended lines from Matheson and Roxborough Avenues. • Asked how to stay up to date with new development projects?	• Staff provided a link to the "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page. • Staff added the contact details to the "Interested Parties" list to be notified of changes. • Staff referred them to Development Approvals for further questions regarding developments.
Monday, June 21, 2021	email	Resident		Was not able to attend the Public Meeting and requested to be informed as to the outcome of proposed amendments to the Official Plan.	• Staff added the contact details to the "Interested Parties" list to be notified of changes. • Staff provided a link to the "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page.
Tuesday, June 22, 2021	email	Property owner	19 Derby Road	Thanks staff for reply and work done on Secondary Plan.	• Staff thanked the resident.
Tuesday, June 22, 2021	email / phone	Developer o.b.o property owner	272 Ridge Road	Wanted to discuss the development of a proposal for 272 Ridge Road South that may include some minor variances.	• Staff informed that there will be no further change in the Secondary Plan and that an application may be made to Council for exemption to the 2 year hold on amendments to the secondary plan, when approved, as per the Planning Act. • Staff also suggested further discussion with Development Approvals. • No further communication.
Tuesday, June 22, 2021	email	Property owner	316 Ridgeway	• Requested clarification to proposed zoning amendments in the proposed plan. • Wanted to confirm that what was discussed regarding non-conforming uses would be included in the Secondary Plan.	• Staff informed that there was new documentation confirming this subsequent to the Public Meeting. • Matter resolved, no further communication.
Thursday, June 24, 2021	email	Resident		Wanted to know the best way to stay up to date with new development projects.	• Staff informed that Development Approvals would possibly be able to assist. • No further communication.

Friday, June 25, 2021	email	Resident		Noted that the link to the Information Report did not work on the web page.	• Staff thanked the notification of an error and proceeded to correct it. • No further communication.
Saturday, June 26, 2021	email	Resident	528 Ridgeway Road	• Wanted to know if the Public Meeting comments would be considered in the final Secondary Plan. • Questioned whether the "Medium Density" designation proposed on some lots would allow the owner of such a parcel to build a single residential dwelling. • Stated that height should be stated as a measurement from the lowest to the highest point on the structure. Otherwise, a three-storey height sitting on these elevated lots will be really tall, and conflict with the “cottage character” of our neighbourhood.	• Staff informed that notes were taken at the Public Meeting on 21 June and will be considered before finalizing the Crystal Beach Secondary Plan and presenting to Council for approval. • Staff answered the direct question that the owner of a property currently designated and zoned for single residential is able to build a single residential dwelling on that property up until the Crystal Beach Secondary Plan is approved by Council. Following approval of the Secondary Plan, the new land designation and zoning would apply. • Staff also noted that section 4.22.9.14 also encourages land assembly to enable a comprehensive development plan. • No further communication.
Wednesday, June 30, 2021	email	Resident	0-16419 Shannon Road South	Wanted to follow up regarding request for "semi-detached" housing to be included in permissions on their lot in the Crystal Beach Secondary Plan.	• Staff referred them to a letter sent to their colleague regarding the allowable dwelling typologies and proposed density. • Staff informed that there will be no further change in the Secondary Plan and that an application may be made to Council for exemption to the 2 year hold on amendments to the secondary plan, when approved, as per the Planning Act. • The Secondary Plan was not changed and no further communication received.
Friday, July 9, 2021	email	Resident	52 Elmwood	• Commented that they had not received a letter informing of a proposed change to a neighbouring property in the CBSP. • Commented that they do not support townhouse or similar dwellings in the area. • Commented that Town staff are trying to pass the CBSP off without any objections under the COVID19 restrictions. • Commented that the changes will result in property depreciation and loss of privacy. • Requested the timing of when the zoning change going to be enacted. • Requested to know if a building plan had been submitted. • Requested to know if the property had been sold to a developer. • Requested to know who is responsible for compensating the properties surrounding the subject property for depreciation of property value. • Stated that the Town must have assured buyers that they would pass the proposal. •Stated that they have not received any letters from the Town regarding this proposal and that it is not their responsibility to look for such information. •Stated that they do not agree with this ridiculous and obscene proposal.	• Staff explained the Secondary Plan process and history and provided a link to "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page. • Staff explained it was initiated in 2018 by Council and that there have been three Community Focus Group Meetings, three Public Open Houses, and one Public Meeting at Council and have been well advertised through social media, in the newspaper, at the local library, and on the Town website. • Every property owner facing a potential change in designation or zoning was mailed a letter and Public Notice at each stage of consultation. Anyone who has attended a public open house, contacted staff about the Secondary Plan, or expressed an interest in the process was added to a mailing list, and sent notification of the public consultation events. • Staff informed that if and when an application for the development of the site is submitted to the Planning and Development Services Department those properties within a 120m radius of the site will be notified by mail of a Public Open House and Public Meeting where they may express their concerns. Notification will also be posted on the Fort Erie Development Approvals Public Notices web page and the Fort Erie Post • Staff noted that land transfers occur between two (2) private entities and the Town is not involved. • The Town does not have an application for the development of this site under the Planning Act.
Sunday, July 11, 2021	email	Resident	347 Elmwood	• Only heard about the Crystal Beach Secondary Plan on July 10,2021 through Facebook • Oppose the re-zoning of Elmwood Ave. to MR1 allowing multi-unit residential homes. • Wanted to ask what is going on at town hall and are against the Crystal Beach Secondary Plan. • Did not receive any notice as residents and feel cheated by a seemingly corrupt local governance.	• Staff explained the Secondary Plan process and history and provided a link to "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page. • Staff explained it was initiated in 2018 by Council and that there have been three Community Focus Group Meetings, three Public Open Houses, and one Public Meeting at Council. • Staff provided specific information on the area and that MR1 has not been applied to all of Elmwood Avenue, but rather only specific properties at the north end of the road. • Resident was satisfied with clarification.
Sunday, July 18, 2021	email	Resident	42 Elmwood Ave	Requested information regarding a property behind them that has been rezoned for possible housing in the Secondary Plan.	• Staff referred to the "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page. • Resolved, no further communication.

Thursday, July 22, 2021	email	Resident	42 Elmwood Avenue	• Requested information regarding the zoning changes behind their property at 42 Elmwood Ave. .• Wanted clarity on whether Michener Road will run alongside the north side of their house to meet Elmwood Ave • Was surprised to find out a development has been approved behind their property considering staff email didn't confirm this. • Wanted someone to be honest about what exactly is going to happen behind their property. • Felt they have a right to know as this development will adversely affect their property values well as the privacy of their backyard.	Staff informed that: • Land transfers occur between two (2) private entities and the Town is not involved. • The Town does not have an application for the development of this site under the Planning Act. • When there is an application under the Planning Act (e.g. zoning amendment or subdivision) neighbouring properties within 120m of the site will be notified of the Open House and Public Meeting by mail as well as a Public Open House and Public Meeting where they may express their concerns. This notice of the Public Open House and Public Meeting is also advertised through the Fort Erie Post. • No further communication.
Tuesday, July 27, 2021	email	Resident	4269 Michener / Rebstock	Wanted to know if the Crystal Beach boundary line was being changed and wondered what development would take place as a result.	• Staff informed that the Urban Boundary Expansion study was underway and redirected to relevant staff member. .• Staff informed that the Crystal Beach boundary line is not changing as a result of the Secondary Plan. • Resolved, no further communication.
Tuesday, August 3, 2021	email	Property owner's consultant	4409 Erie Road	Consultants client who had a conditional offer on the property and were looking at an infill residential development. Wanted to discuss options for the property with regards to the Secondary Plan.	• Staff determined that there will be no change in the Secondary Plan. • Staff informed that if they would like to pursue changes to the approved Secondary Plan in the future, an application may be made to Council for exemption to the 2 year hold on amendments to the Secondary Plan, when approved, as per the Planning Act.
Thursday, August 5, 2021	email	Potential buyer	6 Queen’s Circle	Wanting confirmation that property will retain its commercial status and the following related questions: • If a clinic is not opened immediately, does the zoning get lost? • If a clinic is opened, does the property meet the specifications for that use and would any changes be required? • They are considering removing the garage, would that be allowed in this area and what permits are required?	• Staff informed that the use would be regarded as a non-conforming use and that it would be maintained. Staff also suggested that a business permit should be applied for as soon as possible to show the intended continuation of the use. • Staff informed that as long as the operation of the Clinic does not involve expansion of the building no additional Planning Act approvals are required. A building permit may be required if renovations are required to the building. • Staff informed that the removal of the garage will require a demolition permit from the Town. • Matter resolved, no further communication.

Monday, August 9, 2021	email	Owner	6 Queen's Circle	Wanting confirmation that property will retain CMU2 status. Was able to get business running by end 2019 and continues to operate successfully. Wants to sell property with this existing status.	• Once the Crystal Beach Secondary Plan (CBSP) comes into force the commercial use and residential dwelling unit would be considered to be non-conforming uses. If the new business use of the buyer of the property is consistent or similar to the current use it will be allowed to continue. • Resolved, no further communication.
Thursday, August 5, 2021	email			Wanted information on the Secondary Plan as they were planning on purchasing a property.	• Provided information and link to "Let's Talk Fort Erie" - Crystal Beach Secondary Plan web page. • Resolved, no further communication.
Friday, August 13, 2021	email	Owner	3856 Terrace Lane	Offered the following comments on the proposed CBSP: 1. There is a Hazard Designation across the lot frontage prohibiting parking and access from Terrace Lane. Could this designation be removed which could also free up the adjacent lots for development? 2. The Draft CBSP OP Amendment No.54 Section 4.22.g.14 in part encourages consolidated land assembly for site access and parking. If consolidation does not occur then where can access and parking be located and how can the adjacent lots be developed? 3. Would like to recommend the increase of height to 4-storeys for this site.	• The Town uses Hazard Designated zones provided by the NPCA. All matters of access, grading and removal of designations take place as a separate process through Development Approvals once an application has been submitted. This is not dealt with through the Secondary Plan process. • As per point "e) Site access for resident parking should only occur from Crystal Beach Drive…", parking and access will be considered at application submission stage and is not part of the Secondary Plan process. Parking and access will be considered through circulation to the NPCA and other internal branches to determine the best solution. The removal of the Hazard Designation as part of the NPCA mapping through an OPA would need to be applied for privately and will not be removed through the Secondary Plan process. • Staff informed that if they would like to pursue changes to the approved Secondary Plan in the future, an application may be made to Council for exemption to the 2 year hold on amendments to the secondary plan, when approved, as per the Planning Act. • Any change in the height or density of these sites in the "Medium Density" residential designation will also need to be applied for privately through the process mentioned above and will not be changed through the Secondary Plan process. • No further communication.
Wednesday, August 18, 2021	email	Property owner's consultant	4409 Erie Road	Wanted to confirm the correct densities proposed of Low Density at a max of 50 units/ha and Medium Density at a max of 50 units/ha – 100 units/ha. Also confirming that Waterfront Residential designation requires a low density rate as there are no specifics in the Secondary Plan or the Official Plan.	• Draft policies of the Waterfront Residential designation refer to the Urban Residential policies of the Official Plan. There is no maximum density in the Urban Residential designation and detailed policies of this designation relate to land use compatibility, etc. • Matter resolved, no further communication.
Tuesday, August 31, 2021	email	Crystal Beach Tennis & Yacht Club (CBTYC)		• Requested an update on when the Recommendation Report on the Crystal Beach Secondary Plan (CBSP) will be released to the public. • Requested the release date of the Recommendation Report to the public prior to 13 September.	• Staff informed that the Recommendation Report to Council will be submitted on September 13, 2021. • Staff informed that the Agenda for the Council Meeting goes out on 8 September, 2021 and provided a link.

Notification and Consultation Summary for the Crystal Beach Secondary Plan (Proposed OPA 54)

Date	Action
February 20, 2018	Report to Council: PDS-14-218, Crystal Beach Secondary Plan Initiation
March 15, 2018	Issuance of Request for Expressions of Interest for Crystal Beach Secondary Plan Community Focus Group members, in newspaper and on website/social media
April 23, 2018	Report to Council: PDS-26-2018, Crystal Beach Secondary Plan Community Focus Group Selection
May 9, 2018	Town Staff Strategic Visioning Session
May 17, 2018	Community Focus Group Strategic Visioning Session
July 9, 2018	Report to Council: PDS-45-2018, Crystal Beach Secondary Plan Strategic Session Outcome and Synopsis Information Report
July 16, 2018	Notification of Public Information Open House No. 1 announced at Council meeting
July 19, 2018	Notification of Public Open House No. 1 advertised in newspaper and on website/social media
July 19, 2018	Notification of Public Open House No. 1 sent to Key Agencies including MTO, NPC, NPCA, Enbridge, Cogeco, PBA, Niagara Region, Hydro One, CNP, Bell, MCFN, Metis Nation Ontario, FENFC, Ridgeway BIA, CB BIA, Bridgeburg BIA, FEAT, EAC, FE COC
July 19, 2018	Agency and Interested Party Email Notification of Public Information Open House No. 1
August 2, 2018	Public Information Open House No. 1, Crystal Ridge Community Centre
September 12, 2018	Meeting with Bay Beach Property Owners Association
September 18, 2018	Meeting with Crystal Beach Tennis and Yacht Club
September 20, 2018	Meeting with Crystal Beach Hill Cottagers Association
October 9, 2018	Meeting with Crystal Beach BIA
October 15, 2018	Meeting with Advancing Crystal Beach
February 7, 2019	Community Focus Group Meeting No.2
July 16, 2019	Meeting with Museum and Cultural Heritage Committee

APPENDIX "2" TO ADMINSTRATIVE REPORT PDS-86-2021 DATED SEPTEMBER 13, 2021

August 7, 2019	Notification of Public Open House No. 2 sent to Key Agencies including MTO, NPC, NPCA, Enbridge, Cogeco, PBA, Niagara Region, Hydro One, CNP, Bell, MCFN, Metis Nation Ontario, FENFC, Ridgeway BIA, CB BIA, Bridgeburg BIA, FEAT, EAC, FE COC,
August 7, 2019	Notification of Public Open House No. 2 mailed to Affected Property Owners
August 8, 2019	Notification of Public Open House No. 2 advertised in newspaper and on website/social media
August 12, 2019	Public Information Open House No. 2 information announced at Council meeting
August 26, 2019	Public Information Open House No. 2 information announced at Council meeting
August 28, 2019	Public Information Open House No. 2, Crystal Ridge Community Centre
September 10, 2019	Meeting with Crystal Beach BIA
April 18, 2021	Community Focus Group Meeting No.3 email notification sent
April 19, 2021	Notification of Public Open House No. 3 sent to Key Agencies including MTO, NPC, NPCA, Enbridge, Cogeco, PBA, Niagara Region, Hydro One, CNP, Bell, FENFC, Haudenosaunee Development Institute, Haudenosaunee Confederacy Chiefs Council via Haudenosaunee Development Institute, Mississaugas of New Credit First Nation, Metis Nation Ontario, Six Nations of the Grand River First Nation, Ridgeway BIA, Crystal Beach BIA, Bridgeburg BIA, FEAT, EAC, AAC, FE COC, EDTS
April 19, 2021	Public Information Open House No. 3 Notice mailed to affected Property Owners
April 21, 2021	Public Information Open House No. 3 Notice emailed to interested parties
April 26, 2021	Public Information Open House No. 3 information announced at Council meeting
April 29, 2021	Public Information Open House No. 3 advertised in the newspaper, on the Town website and through social media
May 5, 2021	Crystal Beach Secondary Plan Let's Talk Fort Erie page live
May 10, 2021	Public Information Open House No. 3 information announced at Council meeting
May 11, 2021	Community Focus Group Meeting No.3
May 18, 2021	Public Information Open House No. 3, Via Zoom

APPENDIX "2" TO ADMINSTRATIVE REPORT PDS-86-2021 DATED SEPTEMBER 13, 2021

May 20, 2021	Meeting with EAC re Draft CBSP
May 25, 2021	Meeting with AAC re Draft CBSP
May 25, 2021	Public Meeting Notice mailed to affected Property Owners
May 27, 2021	Notification of Public Meeting sent to Key Agencies including MTO, NPC, NPCA, Enbridge, Cogeco, PBA, Niagara Region, Hydro One, CNP, Bell, FENFC, Haudenosaunee Development Institute, Haudenosaunee Confederacy Chiefs Council via Haudenosaunee Development Institute, Mississaugas of New Credit First Nation, Metis Nation Ontario, Six Nations of the Grand River First Nation, Ridgeway BIA, Crystal Beach BIA, Bridgeburg BIA, FEAT, EAC, AAC, FE COC, EDTS
May 27/28, 2021	Public Meeting advertised in the newspaper, on the Town website and through social media
May 31, 2021	All comments received by May 31, 2021 will be considered in June 21, 2021 Information Report to Council.
June 14,2021	Public Meeting information announced at Council meeting
June 17, 2021	Final Draft sent to the Region of Niagara and the NPCA
June 21, 2021	Public Meeting, Via Zoom
August 13, 2021	All comments received by Friday, August 13, 2021 will be responded to by staff and recorded in the Recommendation Report.
August 23, 2021	Final comment and input meeting with the Region of Niagara.
September 1, 2021	Additional comment to be considered as an attachment and added to the report without staff comment.
September 13, 2021	Final Recommendation Report submitted to Council for consideration.

Ongoing public consultation via meetings, counter inquiries (pre-COVID), e-mail inquiries and phone call inquiries conducted throughout same period

APPENDIX 3 - AGENCY COMMENTS RECEIVED AFTER PUBLIC MEETING

Date Received	Agency or Department	Comments/Concerns	Staff Response
Thursday, June 17, 2021	Niagara Region	**Policy Planning:** • Summarize and shorten background text and general policy wording edits • There is only a Regional Trunk sewer and due to the proximity to the WWTP they do not want individual connections therefore there needs to be mention of a new local sewer. **Stormwater Management:** • No further comments. **Natural Heritage:** • Natural heritage features are limited within the subject lands. The mapping provided in the schedules accurately reflects Regional mapping and the policies conform to Regional policy. **Development Planning:** • It is noted that 4.22.9.15 is in proximity to the Regional Waste Treatment Plant and that development will need to consider from a noise, air quality and odour perspective. Staff have no comments on the proposed zoning. **Development Engineering:** • General oomments **Urban Design:** • It is noted that the Town intends to create urban design guidelines for this Secondary Plan in the future. It is recommended that urban design guidelines provide design direction on intensification, including transitions to existing properties, buffers to environmental/ natural features and the interface with the public realm. The Region's urban design staff would be happy to participate in the preparation of urban design guidelines if the Town is interested. **Transportation:** • It is noted that there are no Regional Roads within the study area. The Region appreciates that the active transportation linkages have been included on Schedule CB-6. • Direction for complete streets could be incorporated into the future urban design guidelines. **Indigenous Consultation:** • The Region has reviewed the consultation efforts taken in Appendix 5 and Appendix 9 and appears to be inline with our discussion earlier this year.	**Policy Planning:** • Areas of lengthy text have been summarized. • Additional text was added with regard to the Growth Plan. • The inclusion of the following site specific condition, "A sanitary servicing strategy be prepared for properties fronting on Ryan Ave between the Crystal Ridge Development and Graeber Ave to the satisfaction of the Town and Region" **Development Planning:** • Another line item has been added in the OPA regarding the sewage plant. **Urban Design:** • The Urban Design Guidelines (UDG) will be undertaken by staff after the completion and adoption of the CBSP by Council. • The Complete Streets will be considered in the development of the UDG. **Transportation:** • The Complete Streets will be considered in the UDG. • The Region's interest has been satisfied. Therefore, the Crystal Beach Secondary Plan meets the exemption policy and will be exempt from Regional approval. The Town has been designated approval authority for the Crystal Beach Secondary Plan.
Thursday, June 17, 2021	Niagara Peninsula Conservation Authority	NPCA staff are pleased to see that it is acknowledged in the Information Report to Council that dunes are regulated by the NPCA and that any application involving works around dunes must be circulated to the NPCA. It is also recognized by Town staff that further studies may be required to further delineate these features and address any impacts future development may have on these features. NPCA staff are again pleased that this has been noted. NPCA staff note the mapping proposed shows the limit of the EP zone which NPCA staff has understood to be the greatest constraint of the NPCA's shoreline hazards identified in the area. NPCA staff would like to inform Fort Erie staff that the open data portal referenced in our first set of comments also has all of the individual hazard layers that make up the Town's Hazard Zone along the shoreline. Staff suggest it may be helpful to include those individual layers on the mapping. As the scope of NPCA's regulated areas and comments are limited within the Crystal Beach Secondary Plan, we have no further comments at this time and look forward to working with the Town on our mapping updates/revisions project which should serve to help more clearly identify the areas regulated by the NPCA in accordance with Ontario regulation 155/06.	• Staff recognize that that further studies may be required. These may take place on a site specific basis as required. Further studies will be required to be completed at application phases. • Staff is aware of the individual hazard layers on the open data portal but have opted not to include individual layers on the mapping as it is confusing and visually obstructing when reading a detailed map.
	All other Agencies, Committees and Parties	No further comment was received.	

AMENDMENT NO. 54

TO THE OFFICIAL PLAN

Adopted by Town of Fort Erie Council

Month XX, 2021

CONTENTS

PART "A" - THE PREAMBLE

Section 1 - Title and Components

Section 2 - Purpose of Amendment

Section 3 - Location of this Amendment

Section 4 - Basis of this Amendment

Section 5 - Implementation

PART "B" - THE AMENDMENT

Introductory Statement

Details of the Amendment

Schedule "Crystal Beach - 1" – Provincial Compliance

Schedule "Crystal Beach - 2" - Land Use Plan

Schedule "Crystal Beach - 3" – Natural Features, Natural Hazards & Fish Habitat

Schedule "Crystal Beach - 4" – Parks and Open Space

Schedule "Crystal Beach - 5" - Transportation Systems

Schedule "Crystal Beach - 6" – Active Transportation - Active Transportation Network

PART "C" - THE APPENDICES

Appendix 1 - Plan Showing Subject Lands (Location Map)

Appendix 2 - Notice of Public Information Processes *(In Due Course)*

Appendix 3 - Public Meeting Minutes *(In Due Course)*

Appendix 4 - Circulation Comments *(In Due Course)*

DRAFT

DRAFT

DRAFT

PART "A"
THE PREAMBLE

PART "A" - THE PREAMBLE

SECTION 1
TITLE AND COMPONENTS

This document, when approved in accordance with Sections 17 and 21 of *The Planning Act*, R.S.O. 1990, c. P.13, shall be known as Amendment No. 54 to the Official Plan of the Town of Fort Erie.

Part "A", the Preamble does not constitute part of this amendment.

Part "B", the Amendment, consisting of the texts and policies of Part "B", together with the following mapping schedules, constitute Amendment No. 54 to the Official Plan of the Town of Fort Erie:

Crystal Beach - 1 – Provincial Compliance;
Crystal Beach - 2 – Land Use Plan;
Crystal Beach - 3 - Natural Features, Natural Hazards and Fish Habitat;
Crystal Beach - 4 – Parks and Open Space;
Crystal Beach - 5 - Transportation Systems
Crystal Beach - 6 – Transportation Systems - Active Transportation Network

For the purposes of the Amendment, the schedule titles are displayed using abbreviated acronyms in the texts and on the schedules, to facilitate quick reference and will be identified as "CB-1", "CB-2", "CB-3", "CB-4", "CB-5" and "CB-6" respectively.

Also, references cited such as, "the Secondary Plan", "the Plan" and the "Plan Area", all are used in reference to this amendment document, being "Official Plan Amendment No. 54 - The Crystal Beach Secondary Plan"

Part "C", the Appendices, does not constitute part of this amendment. Contents of Part "C" contain background information, planning considerations and documentation of public and agency involvement associated with this amendment.

SECTION 2
PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to refine and, in some cases, change the land use designation of certain lands shown on Schedule CB - 2, attached hereto under Part "B".

The Town had initiated this Secondary Plan in response to the parent policies of its Official Plan, which direct the Town to undertake more detailed land use planning at a neighbourhood level. Section 5.5 of the Town's Official Plan provides such direction and also indicates Council shall

DRAFT

identify the order of priority for Neighbourhood Planning exercises that will assist the Town in meeting with Provincial and Regional Growth Management requirements.

In this regard, the policies contained within this Secondary Plan reinforce provincial and regional policy directives of the Provincial Policy Statement, Places to Grow and the Region of Niagara's Official Plan. While a "Complete Community" vision is often the goal and focus of a Secondary Plan, community demographics and lifestyles can also influence decisions concerning land use, together with other more localized constraints and opportunities.

With continued growth occurring in Fort Erie at record pace, the Crystal Beach Neighbourhood will continue to attract development interest from those recognizing it as a community to invest in. The Secondary Plan aims to ensure adequate levels of form, density and commerce are provided in the most appropriate locations to ensure growth has guidance and choice over the long term.

The incremental nature of change creates opportunities for new growth, a new vitality and new residents of all socio-economic and demographic backgrounds for the Crystal Beach Neighbourhood. Intensification opportunities exist and this Plan sets out to direct such opportunity in a sensitive yet purposeful way, in effort to harmonize land use while maintaining compatibility. This Plan shall introduce appropriate policy allowing for levels of intensification in strategic areas within.

SECTION 3
LOCATION AND SETTING OF THE AMENDMENT

The lands subject to this amendment cover an approximate area of 359.4 ha. (888 ac.) and has a defined boundary based on natural features and topological constraints, in addition to general limits of a bounding neighbourhood towards the north. The southerly boundary is the shoreline of Lake Erie. The westerly limit is constrained by a wetland feature and further up the westerly boundary, the limit generally aligns with late 1800 - early 1900 subdivision plans. The northerly limit follows along a height of land at Rebstock Road, Michener Road and Farr Avenue to the Ridgeway Road intersection, being the high point in the Plan Area, before turning south to the unimproved Thunder Bay Road Allowance and east along it to Prospect Point Road South. The easterly limit is a shared boundary with the Ridgeway-Thunder Bay Secondary Plan and runs the full length along Prospect Point Road South back to Lake Erie. The boundary is characterized as being irregular in shape but contains a very strongly assigned north-south and east-west road grid pattern that optimizes travel throughout the neighbourhood and reflects the signature subdivision design of the late 1800's and well into the 1900's.

Topographically, Farr Avenue and Ridgeway Road South represents the highest point in the Secondary Plan Area with a geodetic elevation of approximately 200m above mean sea level (amsl), with the lowest elevation being Lake Erie itself, which fluctuates but is approximately 173m amsl. Generally speaking, there is a 27m difference in height change from the northern limits of the Plan Area sloping fairly consistently towards the lake.

DRAFT

The Crystal Beach Neighbourhood is a mature, mostly built-out environment that shared in the success of the Crystal Beach amusement park's growth together with the natural attraction of the waterfront and growing seasonal property development. It has seen considerable turn of the century to post-war construction and growth that generally reached a plateau in the mid-sixties and remained static up until the late 20th century. New growth struggled and stagnated following the closure of the Crystal Beach Amusement Park in 1989 and by this time the dynamic of the community had already changed as was underscored by the Park's closure. The economic stimulus afforded by the amusement park, albeit seasonal, brought consequences for commercial enterprise in the immediate vicinity. Shops and services relying on tourist traffic struggled and closed leaving behind large amounts of vacant commercial floor space and buildings in need of repair.

Developing a Secondary Plan for this neighbourhood has required the Town to consider means at its disposal in providing enhanced development opportunity to private property owners in the core area of the neighbourhood, while also considering the long established and generally stabilizing residential community occupying the majority of its area. Seasonal use still requires consideration, but co-existence in built form and time of use are considered compatible given the community culture and transition of properties to full-time year-round use.

As indicated, the vast majority of the Secondary Plan area has seen development at one point or another, most occurring around the turn of the century and in the post war eras. As a popular seasonal retreat, much of the residential building stock is classic small cottage theme and constructed in a manner that did not originally plan for year-round occupancy. As more people make this community their permanent residence, retro-fitting and renovation to buildings has occurred and continues to occur to upgrade efficiencies for the full year and Building Code compliance. Demolitions are common in the neighbourhood as some of the dwellings are simply beyond the point of feasible investment to meet year-round Code standard. Many vacant lots are also being built on, and some larger subdivision developments that had been approved more recently. In addition, those approved many years ago are seeing activity with new construction.

SECTION 4
BASIS OF THE AMENDMENT

The basis for permitting this amendment is as follows:

a) The Secondary Plan is consistent with the Official Plan for the Town of Fort Erie, the Regional Niagara Official Plan, Provincial Policy Statement and the Province's A Place to Grow: Growth Plan for the Greater Golden Horseshoe, as it sets out to provide for growth management and development over the long term:

- range of densities is being adjusted upward with targeted intensification occurring in strategic locations throughout the neighbourhood. Increased residential dwelling opportunities through mixed use and medium density

designation and zoning implementation that will serve to assist in diversity and range of affordability while also assisting in commercial viability and sustainability of a more focused core area;

- age in place opportunities and choices are being enhanced;
- utilizes urban lands and infrastructure efficiently through targeted intensification;
- attempts to balance the residential and commercial land use with that of the waterfront area amenity, as a desirable locale to intensify and reside, considering known community character and cultural heritage significance;
- significant redevelopment potential exists throughout the neighbourhood and efforts to achieve a mix of detached (70%) and multi-unit development (30%) that are in-line with the Official Plan;
- leading to this neighbourhood's contribution towards meeting with the municipal-wide expectation of approximately 12,600 new residents; and
- remaining adaptable to the changing need in housing and growing need of affordable housing.

b) This Secondary Plan consolidates and addresses land use related issues at a neighbourhood scale, providing policy guidance for the neighbourhood through periods of short term and long-range growth or future change.

c) The Town of Fort Erie Official Plan, Section 4 is to be amended by adding a new subsection entitled **"4.22 – Crystal Beach Secondary Plan"** as outlined in Part "B" of this amendment document.

d) Schedule `A' of the Town of Fort Erie Official Plan is to be amended by designating lands shown on the attached Part "B" Schedules as the "Crystal Beach Secondary Plan", with notation advising and directing readers to Subsection 4.22 and its accompanying Schedules.

e) The Town of Fort Erie Official Plan is to be further amended by adding Schedules CB-1 – Provincial Compliance, CB-2 - Land Use Plan, CB-3 – Natural Features, Natural Hazards and Fish Habitat, CB-4 – Parks and Open Space, CB-5 - Transportation Systems and CB-6 – Active Transportation - Active Transportation Network.

f) The Town of Fort Erie Official Plan shall be further amended by re-designating certain lands within the Crystal Beach Neighbourhood in accordance with Schedule CB-2.

g) The intent of this Amendment is to establish a detailed land use framework for the Crystal Beach Neighbourhood and to incorporate related land use policies into the Town of Fort Erie Official Plan.

h) Subsections 5.5, 13.3 and 13.7 (III) of the Official Plan for the Town of Fort Erie provides that Neighbourhood Plans may be adopted with detailed land use planning for certain areas of the municipality, and amendments shall be made to the Official Plan to reflect the proposed land use changes. Zoning amendments will also form part of this planning exercise to assist with implementation of the Secondary Plan. Policies

in Subsection 5.5, 13.3 and 13.7 (III) have been considered in the preparation of the amendment and the following factors have been reviewed in support of this amendment to the Official Plan:

i. The need for the proposed Secondary Plan.

The Crystal Beach Secondary Plan (OPA 45) represents a positive contribution to the Town's Growth Plan conformity exercise by ensuring Growth Plan objectives are considered in a comprehensively planned manner at the local neighbourhood level.

As the available larger parcels of land for traditional subdivision development are essentially exhausted throughout the Plan Area, it is important to establish opportunities for continued and renewed growth using a finer parcel fabric, more compact designs and priority locations for intensification to compliment and sustain primary community components. More particularly:

- Less available development land will lead to more intensification within the neighbourhood;
- Identify key locations for residential intensification throughout the Plan Area and areas that will assist in appropriate commercial designation and viability for the Derby and Erie Road core mixed use districts; Recognize Town objectives in providing intensification opportunities throughout its currently designated urban area boundaries; and
- Ensure efficient use of land and infrastructure is fundamental.

ii. The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development.

The Crystal Beach Secondary Plan is extensively developed with respect to the original subdivision plans that reflect small lot detached dwellings. Some larger parcels do remain and are generally in the northern portions of the Plan Area. In addition, select areas of the Plan Area exhibit large residential lot areas where consolidations have potential to occur and present some in-filling opportunities. These areas within the Secondary Plan are typically in areas where medium to higher density may be considered appropriate, as they are generally areas of transition between different land uses such as commercial or institutional to residential, or adjacent to major road networks, parks or commercial nodes.

According to the Provincial Growth Plan, the vast majority of the Secondary Plan Area is defined as being within the `Built-up Area' with most Greenfield areas located loosely and sporadically around the perimeter of the neighbourhood. While the Built Boundary mapping, shown on Schedule CB-1, omitted areas that were not considered as built-out at the time of its preparation, it did not consider subdivisions that were approved and registered but not yet built. When considering these plans, the remaining area that would be

DRAFT

considered "Greenfield" is a mere 3% of the total Plan Area. The Town will be considering these areas and their relative development value to the overall community structure and will plan accordingly for their context, for the sake of appropriate densities and compatibility. The Secondary Plan remains focused on intensification in the appropriate locations in a measured approach to achieving increased opportunities and population densities that align with the goals and objectives of this Plan.

It can be anticipated the majority of lands within the Plan Area are not being considered for change, leaving the true community character very much intact.

Iii. The physical suitability of the land, and in the case of lands exhibiting or abutting a Natural Heritage feature, demonstration of compliance with the Natural Heritage policies of the Official Plan.

Natural Heritage features are generally limited within the Plan Area. The Lake Erie shoreline represents the largest natural feature and while the shoreline is generally developed, it does provide opportunities for wildlife habitat, such as that of the Fowler's Toad, and also serves in a role for avian migratory respite. The shoreline is exposed to natural flooding, erosion and dynamic beach hazards. The most extensive of these constraints forms the limits of the hazard lands, which remain in an Environmental Protection designation and zoned hazard accordingly.

Other natural features are essentially local and regionally identified woodlands primarily found in the northern area of Plan Area within and adjacent to Crystal Ridge Park. Woodlands are also found at the western end of Plan Area, but are just outside of the boundary and are associated with a large provincially significant wetland. Again, there are no changes proposed in these areas. There are a couple smaller pockets of land identified with an Environmental Conservation designation and zoning, which are also reflected in the zoning by-law. Each of the natural features receives recognition in the planning documents of the Town and respective authorities, who comment when development is being proposed within their respective areas of regulatory authority. Study work is required to ensure the features and functions are not negatively impacted.

Another characteristic of the Plan Area is good soil drainage as a result of the sandy soils throughout most of the Plan Area. Soils have a little more clay content in the northern portions of Plan Area, but still drain very well compared to other areas of the municipality. Natural infiltration occurs throughout the Plan Area.

The Region identifies a Potential Natural Heritage Corridor lying north of the westerly panhandle of the Plan Area, traversing the wetland/woodlot and extending further west through the Baird Estate Conservation Area and Marcy's

DRAFT

Woods. These generally coincide with local Environmental Corridors; however, the Town provides additional corridor identification running the length of the shoreline of Lake Erie and also along the western and northern limits of the Plan Area and through the woodlands associated with Crystal Ridge Park. These corridors serve primarily as enhanced avian routing, but accommodate other wildlife movements. While preservation may not always be afforded, efforts to enhance where possible are encouraged to retain identifiable routes.

Generally, the Crystal Beach neighbourhood, being almost completely built-out, does not contain much in the way of natural heritage features aside from those spoken to above; some of which border than Plan Area and are not contained within. The Natural Heritage Features, Open Space, Natural Hazards and Fish Habitat can be found on Schedule "CB-3" of the proposed Secondary Plan.

Section 8 of the Town's Official Plan provides comprehensive policy coverage for all relevant environmental and hazard features within the Plan Area and shall be relied upon for guidance when development is being considered within regulated proximity to environmental features, sensitive areas or hazard land identification.

iv. The location of the area under consideration with respect to:

i. the adequacy of the existing and proposed highway system in relation to the development of such proposed areas,
ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto, and
iii. the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations of the Ministry of the Environment and Climate Change, the Regional Niagara Public Health Department, and any other appropriate authority deemed advisable.

The Secondary Plan encompasses some of the earliest subdivisions registered in the municipality. Crystal Beach had seen numerous early plans put down on large tracks of land once the popularity of the area had taken off as a summer retreat. The plans exhibited the hallmarks of traditional urbanism, with consistent and strong grid design displaying early Roman design principles, as well as displaying features such as the Chautauqua-esque radial "Garden City" plan designs that gave us Queen's Circle *(originally Queen's Place)* in the Crystal Park subdivision plan (1893). The roadways of these hybrids of classic design have endured for the most part and the Crystal Beach community is fortunate to have such strength in their road network reflected and retained throughout the last 127 years.

There are no plans to modify any of the existing travelled roads. There will be a few roads constructed as a result of previously approved plans of subdivision,

DRAFT

and some new or future roads that may occur as a result of infilling the few remnant sizable parcels.

Much of the existing road networks are narrower in width and there are no plans to force widening in these locations given that the depth of the blocks would be impacted in most cases. In addition, the road widths and compact development form contributes greatly to the character of the broader community. This is genuinely unique to the Crystal Beach neighbourhood and it is expected to remain throughout the existing transportation networks of the neighbourhood. New developments may be required to have roads that maintain present day standards, but as indicated, these are few by comparison. Alternate widths may also be considered for new roadways blending into existing networks.

The road networks provide many options for travelling through the community and the matter of safety with respect to pedestrians is not lost in consideration of growth. The Town has recently approved an Active Transportation Master Plan that provides recommendations related to the needs of safe and active travel for pedestrians and cyclists. It can be noted that when roads are or appear narrower, vehicle speeds will generally be operator reduced for the same safety and comfort reasons. Municipal speed monitoring that has taken place in areas of Crystal Beach have shown that average speeds in popular areas are occurring under the posted speed limits, which is a sign of driver awareness and road characteristics that lead to natural traffic calming.

Traffic can be monitored when instances of concern arise or there is actual data indicating problems, however it should be expected that speeds will continue to respect posted limits. Speed limits are also something within local municipal control and can be adjusted if the need to deter is found or actual warrant is determined.

Potable water supply is received from the Region's Rosehill Water Treatment facility, as is the case for the Town's entire municipal supply. Presently, there are no limitations on capacity and delivery of potable water to the Plan Area. Incremental growth over the long term can be accommodated. As the Rosehill facility feeds all of Fort Erie, major development outside this Secondary Plan will be monitored by municipal and regional staff as needed. However, there are no perceived deficiencies at the time of this Plan's preparation related to supply, and scheduled capital improvement has recently taken place to improve electrical systems, process piping and instrumentation.

The Secondary Plan Area is a fully serviced community. Local sanitary servicing within the Plan Area is treated at the Crystal Beach Wastewater Treatment Facility before discharge into Lake Erie. The Regional facilities do not represent a constraint to future development activity. The Niagara Region's June 2017 Master Servicing Plan Update study ("How We Flow") indicates that Crystal

DRAFT

Beach facilities have adequate capacity for growth over the long term. The Regional Master Servicing Plan update states that the Crystal Beach Waste Water Treatment Plant (WWTP) has sufficient capacity to support growth in conformity with the Region's Growth Plan.

Further to the Regional Master Servicing Plan, the Town's own update from April 2019 recognizes the Region's analysis and goes further in providing the anticipated guidance for growth over the long term. The GM Blue Plan study identifies areas in the northern portions of the Plan Area that are susceptible to significant extraneous flow. This is not uncommon in aged infrastructure or for private (illegal) connections to the sanitary mains (such as downspouts or sump pumps, or even leaking laterals coming out from dwellings). These situations can create significant impacts on the downstream capacity during rain events and snow melts.

The Town is preparing to undertake comprehensive investigations in the areas identified to resolve the infiltration, lessening the burden and any risk of future surcharging of the system. Capital projects with assistance from Regional funding opportunities, if available and applicable, will afford appropriate time to invest in any needed repair or replacement, and to also pursue private owners who will need to take corrective actions to their failing or illegal connections.

These situations are more relevant to the outer or long-term planning horizon, but early actions in the short term are already in the works for Town staff to pursue and resolve.

The Town updates its Master Servicing Plan on a regular 5-year cycle. All major development may be required to prepare appropriate studies and work with the Town in generating or demonstrating impacts to their respective networks to the trunk sewers as part of their application processing.

The storm water collection systems for approximately 97.5% of Plan Area catchment area ultimately discharge directly into the Lake Erie with the remainder (mostly extreme northerly limit of Plan Area north of Farr Avenue) ultimately being conveyed and discharging into Black Creek South of Douglastown, and from there, into the Niagara River.

Storm water management is discussed during the planning stages for all new development and any requirements are set out prior to receiving approval. These typically relate to on-site controls and quality controls given the mostly built-out conditions of the Plan Area. Larger developments may be required to construct storm water management facilities for volume control which may or may not be conveyed to the Town, depending on development tenure.

v. The compatibility of the proposed use with uses in adjoining areas:

DRAFT

Proposed changes in designations made in the Secondary Plan have limited and minimal impact on adjoining lands and to the contrary, some changes may reduce potential for compatibly concerns. Most notably this is anticipated in the area of Queen's Circle where existing residential uses have been established and continue to re-establish despite mixed use permissions. A return to residential designation shall benefit home owners in the vicinity providing a level of assurance that a commercial use does not establish in the middle of a residential area without amendments being required.

Other areas have seen some changes but staff are of the opinion that appropriate study work can be requested at the time of development application to examine and resolve/mitigate any potential for incompatibility. It is worth mentioning that proposed intensification throughout the neighbourhood is modest in aspect such as height, which is often the most common concern from residents.

It can also be noted that the neighbourhood lacks industrial/employment designations and therefore compatibility most commonly associated with those uses are not being introduced and therefore not a threat to compatibility.

vi. The effects of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties.

The Secondary Plan will be seeking primarily residential intensification. The majority of the Plan Area is characterized as being a mature residential neighbourhood and therefore, adding residential to these areas is not seen as presenting depreciating or deteriorating effects. To the contrary, intensification is expected to enhance land values and stimulate additional private investment into the existing building stock.

The land use amendments proposed through the Secondary Plan are intended to reinforce the community as largely residential in character but to also provide for growth in key areas where vacant, larger parcels can be comprehensively planned and remain sensitive to adjacent land use and existing character. This does not mean, nor should it be interpreted or represented, that compatible development is to be the "same as" adjacent, existing residential uses. However, consideration can and will be given to transitional matters such as change of height, built form massing, issues of privacy and overlooking, amount of coverage or setback changes. These are most often the area of concern at the neighbourhood level and details such as these will be part of the implementing zoning by-law.

The Town has proactively conducted multiple consultations in the development of the Secondary Plan including a Council endorsed community focus group,

DRAFT

the public, partner agencies, community stakeholders and Town advisory committees and departments.

The intent of the Secondary Plan is to provide sensibly located intensification opportunities, appropriately scaled in relation to adjacent form and use.

vii. The potential effect of the proposed Secondary Plan on the financial position of the Municipality:

The Secondary Plan comprises a predominantly built out area of the municipality and given the reality and potential for change over the long term, the incremental nature of the transition over such a large established neighbourhood is not expected to impact significantly on municipal resources in the short or long term.

Costs associated with services such as snow plowing and to some degree, capital replacement, would benefit from the increased assessment created from new or intensified development on existing infrastructure. Soft services such as waste management, fire, emergency and polices services, may experience slight increase in demand, but remain covering the same geography.

This Plan does not contain large “Greenfield” areas where new roads and primary services will ultimately be built and turned over to the Town for maintenance and capital replacement. This Plan is highly cost effective in terms of financial implications or impacts as a result.

The benefits of intensification and our ability to service more with less will have an accumulative effect by limiting or reducing costly capital replacement burden on future generations.

viii. The potential effect of the proposed Secondary Plan in relation to the intent and implementing regulations of the Environmental Protection Act.

There are no new perceived issues arising out of the proposed approval of this Secondary Plan in relation to the Environmental Protection Act. Requirements of development and re-development will be reviewed for compliance during the development application process, and where necessary, compliance will be required as a component of any approval.

SECTION 5
IMPLEMENTATION

Section 13.1 of the Town’s Official Plan outlines the methods and tools that will be used in implementing goals and objectives of the Town overall. These same tools will be used in assessing development within the Crystal Beach Secondary Plan as the means to achieve

DRAFT

the vision for the Neighbourhood and where identified, more detailed policy will be used in assessing proposed development.

As provided for in the parent document, the Secondary Plan process will extend the policy and vision to the Neighbourhood level by identifying unique characteristics and opportunities specific to its location. Generally, however, the policy of the parent document shall guide the higher-level objectives of conformity and the Secondary Plan will supply the details for the Neighbourhood.

To ensure new development and re-development activity demonstrates consistency with the Town's goals and objectives:

a) The Town will review applications for development to ensure their compliance with the policies outlined in the Town's Official Plan and this Secondary Plan.

b) The Town will modify zoning within the Plan Area, where appropriate, to carry out the general intent and implementation of the Secondary Plan. This will ensure that zoning provisions facilitate the uses as intended. Given the nature and history of the community's seasonal origins, a number of existing buildings, structures and uses are non-compliant even with contemporary zoning. Unless otherwise identified during the zoning implementation of this Plan, it is by no means implied or intended that existing non-conformity is becoming legal non-conforming or being "healed" as a result of zoning implementation. Furthermore, additional non-conformity may result with implementation for some sites within the Plan Area.

c) The Crystal Beach Secondary Plan consists of Sections 4.22.1 through 4.22.22 and Schedules CB-1, CB-2, CB-3, CB-4, CB-5 and CB-6. Unless explicitly provided for under Section 4.22, the text and Schedules of the Official Plan for the Town of Fort Erie continue to apply. Where there may be a determination of conflict, the text and maps of this Secondary Plan shall prevail.

DRAFT

DRAFT

PART "B"
THE AMENDMENT

PART "B" - THE AMENDMENT

Introductory Statement:

All of this part of the document entitled "Part B - The Amendment" consisting of map and textual additions constitute Amendment No. 54 to the Official Plan, adopted by By-law No. 54-2021 for the Town of Fort Erie Planning Area. The Official Plan for the Town of Fort Erie, as amended, is hereby further amended by adding the map and text changes, as follows:

Map Changes:

Schedule "A" to the Town's Official Plan is amended by identifying the Crystal Beach Secondary Plan limits and to provide reference to the following Schedules under Section 4.22 of the Official Plan:

1. Schedule "Crystal Beach-1" (CB-1) - Provincial Compliance;
2. Schedule "Crystal Beach-2" (CB-2) - Land Use Plan;
3. Schedule "Crystal Beach-3" (CB-3) - Natural Features, Natural Hazards and Fish Habitat;
4. Schedule "Crystal Beach-4" (CB-4) - Parks and Open Space;
5. Schedule "Crystal Beach-5" (CB-5) - Transportation Systems;
6. Schedule "Crystal Beach-6" (CB-6) - Active Transportation - Active Transportation Network

Text Changes:

The following textual changes to the Official Plan are to be read in conjunction with the Crystal Beach Secondary Plan Schedules identified above:

1. **That:** Section 4.14.4. BAY BEACH - Site Specific Policy Area 4 of the Official Plan is deleted in its entirety, "Appendix B" to the Official Plan is deleted and "Appendices C" and "D" are re-numbered to "B" and "C", respectively. Any references in the Official Plan to "C" and "D" are changed to "B" and "C", respectively.
2. **That:** Section 4.22 Crystal Beach Secondary Plan is to be added to the Official Plan as follows:

4.22 Crystal Beach Secondary Plan

4.22.1 Purpose

The purpose of the Crystal Beach Secondary Plan is to set in place a policy framework to provide opportunities for new or renewed development in the Plan Area while remaining conscious and sensitive to the established community as a whole. The framework is intended to provide forward direction in achieving subsequent goals and objectives.

The Secondary Plan consists of a land use plan and related policies that serve to guide growth and renewal with the intent to ensure the Town's vision for this

DRAFT

neighbourhood can be met. The planning period being considered considers the Region's Growth Plan and may be subject to amendments from time to time in keeping with the Regional Official Plan, as well as the Town's five (5) year review of its Official Plan. Full "build out" or development permitted by this Plan may exceed the planning horizon timeline associated with Provincial Growth Plan objectives and municipal growth management targets, as they are continually monitored and reviewed by local and regional municipalities.

4.22.2 Vision

The Secondary Plan is the result of corporate strategic direction and comprehensive consultation. This strategic planning exercise utilized a neighbourhood planning approach including input from senior municipal staff and Ward Councillor, together with a Council endorsed Community Focus Group, who all participated in SWOC (Strengths, Weakness, Opportunities & Constraints) sessions. The sessions resulted in the following Community Focus Group Secondary Plan Vision:

"Our ideal Crystal Beach Neighbourhood is a friendly, social, active, healthy, sustainable, year-round community, attractive to all age groups, easily accessible with a diverse and affordable housing stock attractive to all, with well-maintained green spaces and with public beach and water access, with a thriving downtown core that supports the residents and tourists alike, befitting the South Coast of Canada."

4.22.3 Goals

Over the course of the Strategic Planning exercises with the Community Focus Group, there was considerable focus on Community Improvement via incentive program availability and desire to improve the streetscape in the core area of Derby Road and parts of Erie Road. Top goals from the Community Focus Group were:

- Develop a Community Improvement Plan for Crystal Beach;
- Secure funding; and
- Investigate creating incentives to encourage private sector investment.

While it is intended that the Community Improvement Plan (CIP) implementation will follow the Secondary Plan, the CIP alone is not devised to address the need for accommodating planned growth and intensification, but rather to assist financially after the Secondary Plan implementation.

Community improvement together with other key planning related goals that were identified through the process can be characterized as parking related concerns, potential loss of community character and age-in-place related opportunity (broader choice in housing).

DRAFT

Parking

In effort to address the concerns over parking, the Town commissioned a parking study that would provide empirical data through collection during peak seasonal activity, in order to measure, assess and generate any recommendations that may alleviate concerns, if in fact any such concerns were validated. Council approved the "Crystal Beach 2019 Parking Study - Information Report (PDS-64-2019)" findings and recommendations on November 12, 2019. Policies of this Plan consider the findings and recommendations that were delivered with the approved parking study report, relative to new residential development, commercial parking supply and tourist generated demand. The recommendations of the study have also been a consideration of the Town's Infrastructure Services Department in addressing parking demand and location through the recently amended Parking By-law for the Crystal Beach community. Generally, the study conclusions identified that parking into the future can be accommodated within current parking availability, with the exception of Crystal Beach Waterfront Park, which should be reviewed for optimization of parking facilities in the near term.

Character and Choice

The nature and character of the Crystal Beach built environment is one of predominantly detached residential cottage style dwellings that make up the vast majority of the community residential lands and represent the original subdivision plans of the late 1800's and early 1900's. Prior to this Secondary Plan being initiated, the Town took a considerable step to protect and preserve this cottage character through creation and implementation of zoning that regulated massing to fall within the similar topological constraints found amongst the prominent cottage form. Such effort is not being modified and for the most part, is welcomed in the vision for the community. The Town has the intent to develop an Urban Design Guideline document to provide effective guidance for all areas of the neighbourhood.

Recognizing there is significant interest in the small lot-small dwelling lifestyle, there was also desire expressed through public consultation that is very much in-line with fundamental planning principles aimed at a mix of dwelling unit type. A homogenous community of detached dwellings does not meet with contemporary policy and the need to supply choice in housing and support aging in place. Whether driven by the spectrum of economics or property maintenance considerations, a single choice of dwelling is no longer appropriate when a complete community framework and age-in-place philosophy has become more relevant to an aging population. Not to be overlooked are the needs of our younger cohort, that are most certainly in need of housing that will enable them to establish, grow, invest and transition into an otherwise expensive ownership marketplace.

DRAFT

This plan has considered community character and recommends policies aimed at striking a balance of opportunity with a land use arrangement set in place to provide choice and sustain commercial viability in a setting that is both a historical destination for seasonal tourism and year-round urban services to promote quality of life for full time residents.

Community Improvement

A Community Improvement Plan is seen as a means of making aesthetic improvement to a commercial core area that served the community during the rise and fall of the Crystal Beach Amusement Park era. After 1990 and the Park's redevelopment for residential use began, the commercial core area was exposed to uncertainty with respect to long term viability once the amusement park closed.

Many buildings in the core fell into disrepair or were being used for residential accommodation contrary to zoning permissions, but served as an indicator that the commercial was in low demand while residential was in need.

The Town CIP Programs operating in the municipality's other core areas have assisted in similar instances and included grant funding for such matters as aesthetic improvements for commercial facades, residential intensification to increase supply of rental apartment units and commercial signage that was geared to those renting commercial space. It is expected these same programs will assist commercial property owners in meeting the goals expressed by the Community Focus Group and members of the public.

Additionally, future review and modification to Program offerings are expected to place higher degree of significance on affordable housing. Subsequently, Core Area incentives offered by the Town may be put under review to consider maximizing grant funding made available to the property owners in these strategic locations. Until such time, the current suite of Programs shall be maintained and will serve the Crystal Beach Core Area in the same manner experienced in other core areas of Fort Erie.

Development and implementation of a CIP for Crystal Beach will follow a separate planning process once land uses have been adopted by Council under this Secondary Plan. In other words, legislatively, the Secondary Plan must be in place, prior to implementing a CIP program.

Refined Commercial Core Delineation

The Secondary Plan supports and maintains residential prominence within the Crystal Beach community, while scaling back on some of the commercial and mixed-use designations and zoning that are currently in place. It is evident that use as residential (new and older) has persisted over the years in areas that could have otherwise developed as commercial or mixed use. This plan seeks

DRAFT

to curtail the potential for commercial creep into the residential areas and will provide additional residential permissions to further complement the long-established residential use, most notably around Queen's Circle and in the shoulder areas in the immediate vicinity.

The Secondary Plan will focus more succinctly on defining a mixed-use commercial / residential core to enable a contiguous collection of commercial clustering in a more desirable arrangement for pedestrian and tourist destination and use. Efforts to concentrate the commercial activity are evident in this Plan in response to stated goals of the consultation process and good planning principles.

4.22.4 Objectives

The main objectives of the Crystal Beach Secondary Plan are to:

a) Provide a variety of housing choice that supports housing opportunities for all ages, that spans the full lifecycle and economic status;

b) Encourage development forms which are more compact, affordable and utilize urban land and services more efficiently;

c) Identify locations within the Plan Area which best support intensifying residential form and reinforce support for these locations through zoning implementation;

d) Increase population in a moderate manner through intensification efforts in key locations. An increased population will better support existing community facilities and offer increased viability to commercial enterprise year-round;

e) Refine extents of the core area that are more in keeping with the existing use and better reflect the preferred concentration of core mixed use along Erie and Derby Roads;

f) Provide supporting policy that recognizes active transportation with focus on connecting links to destinations such as Bay Beach, Crystal Beach Waterfront Park, the Erie/Derby Commercial Core and the Friendship Recreational Trail;

g) Leverage existing investments at Bay Beach Waterfront Park and Crystal Ridge Park and continue to invest in parks and open space throughout the Crystal Beach community including new Neighbourhood Parks in the South Coast Village and Elizabeth Street subdivisions.

4.22.5 General Policies for all Designations

a) The Crystal Beach Secondary Plan is largely characterized as being a "built-up" area with limited opportunity for large scale subdivision development, as

DRAFT

shown on Schedule CB-1, and will instead rely predominantly on, and be more suitable for, infilling of vacant and/or underutilized lands. The vast majority of its geography and building typology is comprised of detached dwellings; many in the cottage character architecture. Lands that are identified or available for development / redevelopment will be the focus of growth and intensification and will assist the Town in meeting its intensification targets. However, areas for infilling and intensification are not to be viewed in isolation. Existing use, land use designation and zoning of adjacent lands shall be considered when intensification is being proposed and designed.

b) Development shall be sensitively planned in the community, having considered such factors as setbacks, interface, building height, built form massing and access.

c) Site specific zoning that is in force and effect on select sites within the Plan Area, including any sites with existing holding provisions, shall continue to apply to those sites and will be recognized through zoning implementation of this Plan, unless otherwise identified and/or modified by this Plan.

d) Transition to more sensitive use of the properties may require Provincial Ministry clearances such as, but not limited to, Certificates of Approval or Record of Site Condition to be determined on a site by site basis, through pre-consultation with the Town and relevant authorities.

e) New development shall be subject to *Accessibility for Ontarians with Disabilities Act, 2005* and any relevant Regulations made thereunder concerning full accessibility and barrier free design where required.

f) Land assembly within the same designation is encouraged where any such acquisitions improve conditions for site design, building placement and site access. Facilitating intensification in targeted areas, as referred to in the Schedule CB-1, shall be considered to be in keeping with this Plan's intent.

g) Storm water management shall be a function of engineering review for new or redeveloping sites within the Plan Area. The community is extensively built-out, which occurred prior to contemporary development and water quality standards and as a result, large open storm detention and sediment ponds are not generally feasible within this Plan context. Low impact development techniques and other mitigating measures to deal with storm water run-off and quality will be subject to review and approval by the pertinent authorities.

h) Development on lands designated as Core Mixed Use, Commercial and Medium Density Residential along Erie Road, east of Beechwood Avenue and west of Ridgeway Road should front onto the Erie Road and be pedestrian orientated.

DRAFT

4.22.6 Residential – General

a) Section 4.7 of the Town's Official Plan contains policies for residential development within the Town and must be read in conjunction with the policies of this Secondary Plan and subsequent sections herein. More specifically, Section 4.7.4.1, sentence II & III provide the over-arching policy applicable to this Secondary Plan and its intensification efforts. See these points below:

II. In considering medium density and high-density residential uses, redevelopment and infill residential intensification on vacant land, regard shall be given to the following:

a. The height, bulk and arrangement of buildings and structures to achieve a harmonious design, compatible integration with the surrounding area and not negatively impact on lower density residential uses;
b. Appropriate open space, including landscaping and buffering to maximize privacy and minimize the impact on adjacent lower density uses;
c. Landscaping that supports design matters such as, but not limited to, Low Impact Development (LID), biodiversity and shade (to combat the heat island effect).
d. Parking areas that are sufficient size to satisfy the need of the development and are well designed and properly related to buildings and landscaped areas;
e. The design and location of refuse pick-up and recycling service areas meets Regional Waste Collection design requirements;
f. Driveway access, internal roadways and pedestrian walkways that are safe and properly designed;
g. Convenient access to a collector or arterial road;
h. Location in regard to the elements of traditional neighbourhood design and within convenient walking distance of the central focus of the neighbourhood;
i. Building designs that place windows and balconies to overlook pedestrian routes and parking areas to encourage "eyes on the street"; and
j. Site planning considerations that facilitate walking and cycling activity such as secured bike storage, lighting and bikeways.

III. Residential intensification, by the redevelopment of an existing building shall be subject to the following:

a. The lot size and configuration are sufficient to accommodate adequate parking, green space and amenity areas;

DRAFT

b. The building age and condition are capable of supporting the intensified use and the building code requirements as well as health and safety requirements, can be satisfied;
c. The development shall be compatible with its surroundings and buffering measures may be required. Building additions may be limited in terms of height, mass, orientation and setbacks to achieve compatibility;
d. The availability and adequacy of municipal services to accommodate the increased density; and
e. The development shall be subject to a site-specific zoning by-law amendment unless identified by a Neighbourhood Plan.

b) Schedule "CB-2" designates areas of residential land use within the Secondary Plan Area and the policies of the respective residential sections herein shall apply accordingly.

c) The Secondary Plan provides an opportunity for approximately 1100 additional units, primarily through select infilling and general intensification of vacant or underutilized properties as well as redevelopment, particularly in the core area.

There is a principled effort and focus to place multi-residential dwellings in the core mixed use area in support of existing commercial businesses and foster new commercial enterprise, to support a walkable, social and vibrant community environment. Additional multi-residential dwellings are placed close to or along major roads and public facility hubs further to the north in the Secondary Plan Area.

d) The Secondary Plan sets out to provide for areas of low, medium and higher density residential designation as well as making adjustment to existing core mixed use designations limits in support of more residential uses; the focus of which is predominantly located along Erie Road between Ridgeway Road and Bay Beach, and along Derby Road between Queens Circle and Erie Road.

e) Other locations for intensification are shown throughout the study area and provide additional choice for multi-residential housing in settings other than the core area. These sites may see zoning regulations limited where the Town seeks to ensure compatibility and sensitive contextual design. The implementing zoning by-law shall contain site specific regulations that respond to the intent expressed in additional policies found under the residential policies herein.

f) The Secondary Plan recognizes the anticipated increase of residential provision is not restricted to lands only designated for residential use, but

DRAFT

can be expected in commercial and core mixed use designations as well, accounting for approximately 30% of the total new unit targets under the intensification permissions in this Plan.

g) Re-designation of peripheral core mixed use sites around Queen's Circle to medium density residential reflects the longstanding market interest and existing residential conditions around this iconic park space. Core mixed use will be focused on the Derby and Erie Road corridors in effort to make the commercial more viable, concentrated and walkable. Select commercial sites and permissions will remain and will be identified in the implementing zoning for the lands affected.

Zoning implementation shall also be used in support of intensification and may detail regulations such as density and height, and may also recognize existing commercial uses being permitted to continue until such time as a transition to residential occurs.

h) Infilling on smaller parcels and vacant lots will provide opportunities to augment or supplement unit creation within established neighbourhood areas, particularly for those lots which have not been deemed through by-law. Estimates as high as 200-300 detached small lot singles could be achieved using existing lots of record and through consent to create detached lots throughout the Plan Area.

i) Collectively, the changes identified in this Plan, together with existing new growth potential should allow for a population increase of approximately 2200 to 2300 persons over the long term. This Town estimate uses an average persons per household calculation of 2.1 based on 2016 Statistics Canada data for this serviced urban area. Regional estimates may be higher (2.4) when using their Town-wide projection, however the localized urban area is reporting slightly lower at the detailed level.

j) Current population is estimated at 3800 persons plus a seasonal component. Should build-out achieve full potential, the population is expected to be approximately 6000-6100 persons within the Crystal Beach Neighbourhood, representing an increase of between 55 and 60% over the long term.

k) An appropriate level of affordable housing and senior citizen's housing shall be considered by the Town when reviewing development applications proposed within the Plan Area in keeping with Provincial Policy. Efforts by all levels of government are actively seeking to address on-going affordable housing issues. Should new legislation or upper tier government policies result, any required amendments to the Town's Official Plan will provide new guidance on development respecting affordable housing.

DRAFT

l) The waterfront properties along Lake Erie and their related designation and zoning have not been identified for policy change in this Plan. They are however identified for an administrative name change to better reflect their unique presence in the Secondary Plan, from "Urban Residential" to "Waterfront Residential". The focus of residential growth identified in this Plan generally lay north of Erie Road and provides opportunity for the appropriate level of targeted intensification, unit mix and population growth to meet with minimum Secondary Plan objectives.

m) All residential development shall be subject to the regulations and provisions of the Town Comprehensive Zoning By-law 129-90, as amended from time-to-time, or succession thereof. Site specific zoning will be used in certain situations or under special circumstance during implementation of this Plan.

Through implementation of this Plan, properties may be re-designated and further, may be zoned into non-conformity. Existing use at the date of this Plan's adoption may continue until such time as the site is redeveloped or a change of use is proposed, in which case, the new use must conform to the policies of this Plan and applicable zoning of the lands after their effective date of passing.

n) Polices relating to targeted residential mix respect those of the parent Official Plan and have adopted a target of 70% detached (may include semi and duplex) and 30% multi-unit dwellings in a range of low, medium and higher densities for the overall neighbourhood.

4.22.7 Waterfront Residential

Lands designated as Waterfront Residential designation are shown on Schedule CB-2.

The Crystal Beach waterfront is almost exclusively zoned in a waterfront related residential zone. This occurred in June 2013 following public process in consultation with, and support of, waterfront property owners and was effectively an administrative change. No new policies are being introduced for this designation.

With the same intent, the properties are being reflected in a designation name change only that aligns and reflects their waterfront location and remain subject to the same policies (4.7.4 l) as they have been since the Official Plan was approved.

4.22.8 Low Density Residential

a) The lands designated on Schedule "CB-2" as "Low Density Residential" shall be reserved for single detached, semi-detached and duplex dwellings and

uses accessory thereto, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

Vacant or redeveloping sites in low density residential zones may, through by-law amendment, be considered to intensify with semi or duplex dwellings. Site specific zoning may be applied to address any potential compatibility issues. As part of a required zoning by-law amendment seeking this "soft" intensification, site and surroundings shall be considered and may be required to supply supporting information or study for use in assessing compatibility with existing buildings and surroundings.

Therefore, notwithstanding policy 13.4.II a) a change in zoning to permit a semi-detached or duplex dwelling on vacant or redeveloping site occupied or previously occupied by a single detached dwelling may be placed under Site Plan Control to ensure appropriate details are provided that can demonstrate compatibility is being achieved.

b) Schedule "CB-2" illustrates the Low-Density designation, which is predominant throughout the Secondary Plan Area, accounting for approximately 1880 existing units (approximately 86%). As the Low-Density area is almost completely built-out, any addition of low density-built form will likely come from existing lots of record (subdivision lots not previously deemed), consent or the few remaining large parcels suitable for subdivision. A Low-Density range of up to 50 units per hectare will assist in providing opportunities for additional building stock while also making efficient use of existing and proposed infrastructure.

Low Density built form through infilling can generally be expected to reflect scale and massing of the surrounding residential dwellings. Estimates project approximately 350 units over the long term can be accommodated through Low Density infilling in the established neighbourhoods and through subdivision plans, assisting in achieving the targeted mix balance of 70% low density and 30% medium and higher throughout the neighbourhood.

c) Medium Density residential development on lands designated as Low Density Residential in this Plan shall only occur by zoning by-law amendment, having considered matters such as size of the site and compatibility with adjacent lands, proximity to collector or arterial roads, and parks or open space areas. In such cases, any additional units shall be considered a supplement and compliment to unit counts identified in Policy 4.22.6 c).

d) Much of the original lot fabric from the historical plans of subdivision that surround the outer areas of Queen's Circle and that are setback from the commercial corridors *(Erie and Derby Roads)* represent the true character of the Crystal Beach Neighbourhood. The lots for detached homes are typically

DRAFT

small in frontage and area when compared to late twentieth century suburban subdivisions. It is the intent of this Plan to respect and promote their continued contribution to the character of the community by maintaining zoning that reflects their compact scale.

4.22.8.1 316 Ridgeway Road

Notwithstanding the Low Density Residential policies of this Plan, these lands are permitted to continue operating the existing use (welding/fabrication shop). Site specific zoning will also be used to provide for limited local convenience uses on the subject site.

4.22.9 Medium Density Residential

Medium density residential designations will be available throughout the neighbourhood in various forms. While most of the medium density is expected to be ground-based form, select areas of the neighbourhood can support more intensive form such as stacked towns or apartments of varying height.

a) The lands designated on the Schedule "CB-2" as "Medium Density Residential" shall be reserved for multiple-unit structures (such as townhouses, triplex, quads and low-rise apartment dwellings), accessory uses thereto and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section. Where provided for in the implementing zoning by-law, single and semi-detached dwellings may also be permitted.

b) Medium Density shall generally be developed between a range of 50 to 100 un/ha.

c) A minimum target of 30% Medium Density residential (per 4.22.8b) shall be anticipated within the overall Neighbourhood. In effort to achieve or exceed this target, the medium density designation and dwellings should comprise approximately 35% (approximately 400 units) of all new residential units constructed within the Plan Area. A Medium Density range of 50 to 100 units per hectare will assist in this effort while also making efficient use of existing and proposed infrastructure, and providing opportunities to diversify medium density housing stock and form.

d) The majority of new medium density residential development is anticipated in the form of townhouse and low-rise apartment dwellings. Height shall not exceed three (3) storeys unless otherwise identified in site specific policy and defined in the implementing zoning by-law.

e) All Medium Density designated lands within the Plan Area shall be subject to Site Plan Control.

DRAFT

f) Additional studies (Section 13.15.III) may be a requirement of the development approval process. Pre-consultation with the municipality and partner agencies will result in a determination on any relevant study work being required to support proposed development with approval authority resting with the relevant or requesting authority.

g) An amendment to the Official Plan will be required to justify Low Density residential development (less than 50 un/ha.) on lands designated as Medium Density Residential.

h) Some properties may be the subject of re-designation to reflect and align with existing site-specific zoning that is in keeping with the intent of the Medium Density designation. These changes are considered housekeeping changes.

i) Higher density residential development on lands designated as Medium Density Residential in this Plan shall only occur by zoning by-law amendment, having considered matters such as size of the site and compatibility with adjacent lands, proximity to collector or arterial roads, public transport and parks or open space areas. In such cases, any additional units shall be considered a supplement and compliment to unit counts identified in Policy 4.22.6 c).

j) Building heights shall be no greater than three (3) stories, except as otherwise noted in the applicable zoning by-law. Additional building height may be considered without an amendment to this Plan, if it is demonstrated through a Planning Act approval process that additional height is compatible with surrounding land uses. Approval for additional height may be subject to a community benefit agreement pursuant the Planning Act.

4.22.9.1 Identified Medium Density Lands Surrounding Queens Circle (multiple addresses)

a) The lands identified as Medium Density in this area will be permitted a density range between 25 to 55 un/ha, or up to 75un/ha as identified in the implementing zoning by-law.

b) The Town encourages consolidation of properties to afford opportunities for more intense forms of permitted dwellings such as townhouses and apartment dwellings. Any efforts to further divide lands through subdivision or consent should be avoided. Boundary adjustments may be considered as appropriate.

c) In instances where lot conditions exist or are created, driveway access should be from the roadways, other than Queens Circle. Substantive landscaped screening of parking areas shall be required in such instances and fencing should be avoided.

DRAFT

d) Building height shall be defined in the implementing zoning, but at no time shall the height exceed 3 storeys.

e) This area may be afforded opportunities for single detached and semi-detached under specific limiting criteria detailed in the zoning by-law. Other dwelling forms such as those preferred within the designation may also have specific criteria to assist in ensuring compact form around Queens Circle is being achieved.

f) Site specific zoning may also be used to provide for limited local convenience commercial, office or institutional use of select sites on the north side of Queens Circle.

g) All facades, particularly those facing Queens Circle, should be appropriately articulated and display characteristics that are in keeping with or compliment the built heritage of the community. As part of any site plan process, the Town may require building elevations for approval.

4.22.9.2 Former Fort Erie Fire Station No. 6 Lands (271 Ridgeway Road)

a) The site shall be reserved for Medium Density residential consisting of townhouse or apartment dwellings and contain a range between 50-100 un/ha.

b) Building height shall be defined in the implementing by-law but at no time shall the height exceed 3 storeys for permitted residential forms.

c) In addition to residential use, the site and existing building may be considered for institutional use as defined in the implementing by-law Section 31.

d) In addition to residential use, the site and existing building may be considered for commercial use as defined in the implementing by-law Section 20.

e) Where access is planned for the site, multiple driveways associated with freehold townhouses are to be from Cambridge Road East. Other development form should restrict access to align with Roxborough Avenue with secondary access to Cambridge Road East, if deemed necessary by agency or department review.

f) Any development shall remain cognizant of through lot conditions and plan for dual facade treatments that are complimentary to their respective streetscape.

4.22.9.3 145 Derby Road (former Crystal Beach Public School site)

a) The site shall be reserved for, semi-detached dwellings, multiple-unit structures (townhouses and apartment dwellings), their accessory uses and

DRAFT

shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 75 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

c) An apartment shall be required on the site with a minimum of 32 residential units, as per the intent of Council when these lands were first re-designated through OPA 39. The building façade should be directed to the intersection of Derby Road and Rebstock Road.

d) Low-rise apartment dwellings will generally be restricted to 4 storeys in height. Medium Density apartment building height beyond 4 storeys will only be allowed by Zoning By-law Amendment with required supporting studies demonstrating compatibility.

e) Permit institutional uses subject to the policies contained in 4.12.1.

4.22.9.4 3990, 4000, 0-17048, 4012 and 4020 Rebstock Road

a) The site shall be reserved for semi-detached dwellings, street, stacked and block townhouses and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 75 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

c) Semi-detached dwellings and townhouses shall not exceed 3 storeys.

d) The Town supports consolidation of this site with lands to the east (145 Derby Road). If in the event that the properties are merged on title, the policies of 4.22.8.3 shall apply.

4.22.9.5 4042 Rebstock Road and 116 Elmwood Avenue

a) The site shall be reserved for semi-detached dwellings, townhouses, low-rise apartment and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 75 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

DRAFT

c) If developed as an apartment, the building should be situated forward on the site, close to the intersection with parking and any amenity at rear and interior side yard.

d) The following height restrictions shall apply: semi-detached development up to a max of 2 storeys, townhouses development up to a max of 2 storeys and apartment development up to a max of 3 storeys.

4.22.9.6 122 Ridgeway Road

a) The site shall be reserved for semi-detached dwellings, townhouses, low-rise apartment and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 100 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

c) If developed as an apartment, the building should be situated forward and south on the site, closer to the intersection with parking and any amenity at rear and interior side yard.

d) The following height restrictions shall apply: semi-detached development up to a max of 2 storeys, townhouses development up to a max of 3 storeys and apartment development up to a max of 4 storeys.

e) Any private road development created through lot conditions will ensure facades fronting Ridgeway Road are designed with dual front facades with private unit driveways access from the private road.

f) All other development options are to avoid private unit driveways onto Ridgeway Road.

4.22.9.7 14 Ridgeway Road

a) The site shall be reserved for townhouse dwellings, low-rise apartment and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 100 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

c) If developed as an apartment, the building should be situated forward on the site, closer to Ridgeway Road with parking and any amenity at the rear and interior side yard.

DRAFT

d) The following height restrictions shall apply: townhouses development up to a max of 3 storeys and apartment development up to a max of 4 storeys.

e) Any private road development shall ensure facades fronting or flanking Ridgeway Road are designed to address the public road with high quality design and aesthetic.

f) All development options are to avoid private unit driveways onto Ridgeway Road.

g) Environmental Impact Study will be required prior to any development and will be determined, along with any other required studies, through mandatory pre-consultation on any *Planning Act* applications.

4.22.9.8 Lands bound by Farr Avenue, Derby and Michener Roads (3949 and 4015 Farr Avenue, 3980 Michener Road, 15 and 19 Derby Road (Muni. Add. 3954 Michener Road).

These lands represent a unique opportunity to provide additional multi-unit residential that can to take advantage of being centrally located to public amenities on Farr and Gorham Road.

a) These sites shall be reserved for semi-detached, street, stacked or block townhouses and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 100 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.

c) The following height restrictions shall apply: semi-detached dwellings up to a max 2 storeys, street townhouse dwellings up to a max of 3 storeys, stacked townhouse dwellings up to a max of 3 storeys and block and street townhouses up to a max 3 storeys.

d) Road access, whether private or public, will be required to demonstrate safe access and sightlines if directed towards Farr Avenue. Preference will be given to utilizing access from the east off Michener Road or the unimproved Michener Road allowance, or from Derby Road.

4.22.9.9 0-15850 Rebstock Road (adjacent to Crystal Ridge Park)

These lands represent a key opportunity within the Secondary Plan for intensified, family-oriented development with a mix of multi-unit dwellings. Proximity to amenities such as the arena, park, library, transit and schools provides excellent opportunities for all age groups, particularly that of youth. It is

DRAFT

the Town's desire to see development that addresses these unique opportunities.

a) The site shall be reserved for semi-detached dwellings, townhouses, low-rise apartment and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 50 to 100 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Applications shall be subject to approval of urban design guidelines.

c) Apartment dwellings shall form part of any proposal to develop these lands and shall generally be located in the northwesterly portion of the site. Zoning shall be used to regulate location and height of one or more buildings.

d) The following height restrictions shall apply: semi-detached dwellings up to a max of 2 storeys, townhouses development up to a max of 3 storeys and apartment development up to a max of 3 storeys.

e) The Town does not support development that includes a public road to access/service this site. Developments shall be designed with a private/common roadway. Any proposed development shall consider the impacts of any proposal on the surrounding low density dwellings and incorporate appropriate setbacks or height limitations at these interface points.

4.22.9.10 East side Ridge Road South, North of Shore Breeze Condominiums

Land assembly is encouraged to allow for more comprehensive site planning of private road developments. Public road development will only be considered with through road connection.

a) The site shall be reserved for semi-detached dwellings, duplex, street, stacked and block townhouses, low-rise apartment and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 25 to 35 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Densities may be reduced or restricted in the implementing zoning by-law.

c) The following height restrictions shall apply: semi-detached dwellings up to a max 2 storeys, duplex dwellings up to a max 2 storeys, townhouses

DRAFT

development up to a max of 2 storeys and apartment development up to a max of 3 storeys.

d) Notwithstanding paragraph a) herein, if development occurs on a public road, detached dwellings shall be permitted as defined in the implementing by-law at a density not lower than 15 un/ha.

4.22.9.11 Lands East of South Coast Village between Ryan Avenue and Graeber Avenue (3771, 0-15281, 3765, 3757 & 3767 Graeber Avenue, 0-15290 Erie Road East and 3748 & 3758 Ryan Avenue)

Land assembly is encouraged to provide for a new public road running north-south between Ryan Avenue and Graeber Avenue, immediately east of the South Coast Subdivision and as illustrated on Schedule CB-2 of this Plan.

a) The site shall be reserved for semi-detached dwellings, street townhouses and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) Some small lot single detached dwellings may be permitted only if all lands identified in this policy reach the minimum density.

c) A Medium Density range of 25 to 50 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Densities may be reduced or restricted in the implementing zoning by-law.

d) The Town may only consider divestment of the unimproved Erie Road East road allowance once parcels fronting the road allowance are acquired and merged on title with existing lots that provide access to an existing traveled road allowance. This may impact parcels in this site-specific area as well as other lots outside of the site-specific policy area.

e) The following height restrictions shall apply: semi-detached dwellings up to a max 2 storeys, street townhouses development up to a max of 2 storeys.

f) A sanitary servicing strategy be prepared for properties fronting on Ryan Ave between the Crystal Ridge Development and Graeber Ave to the satisfaction of the Town and Region.

4.22.9.12 Lands west of the intersection of Ryan Avenue and Graeber Avenue (3723, 3731, 0-15284 & 3747 Graeber Avenue, 0-15289 Erie Road East and 3740 Ryan Avenue)

Land assembly is encouraged to provide opportunities for street, stacked or block townhouses.

a) The site shall be reserved for street, stacked or block townhouses and their accessory uses, and shall generally be governed by the Residential policies

DRAFT

of Section 4.7 unless otherwise defined under this section. Small lot single detached development is encouraged on this site.

b) A Medium Density range of 25 to 50 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.

c) The following height restrictions shall apply: street townhouse dwellings up to a max 2 storeys, stacked townhouse dwellings up to a max of 2 storeys and block townhouses dwellings up to a max of 2 storeys.

d) The Town may only consider divestment of the unimproved Erie Road East road allowance once parcels fronting the road allowance are acquired and merged on title with existing lots that provide access to an existing traveled road allowance. This may impact parcels in this site-specific area as well as other lots outside of the site-specific policy area.

e) Any development of these lands shall ensure that units front Ryan and Graeber Avenues, whether street, stacked or block townhouse development, with exception for those units designed to flank the public roads.

f) A sanitary servicing strategy be prepared for properties fronting on Ryan Ave between the Crystal Ridge Development and Graeber Ave to the satisfaction of the Town and Region.

4.22.9.13 Vacant Lands Southeast Corner of Michener Rd. and Elmwood Ave (0-17032 Elmwood Avenue).

a) The site shall be reserved for semi-detached, street, stacked or block townhouses and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range for the entire site of 25 to 50 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.

c) The following height restrictions shall apply: semi-detached dwellings up to a max 2 storeys, street townhouse dwellings up to a max of 2 storeys, stacked townhouse dwellings up to a max of 2 storeys and block townhouses up to a max 2 storeys.

d) Road access, whether private or public, will be required to demonstrate safe access and sightlines if directed towards Elmwood Avenue. Preference will be given to utilizing access from the unimproved Michener Road street allowance approaching from the east.

DRAFT

e) Any road accessing the site is to preserve road connection potential to the south, so as to not preclude opportunity for additional future development of underutilized lands at the rear of Elmwood Avenue properties.

4.22.9.14 Multiple Parcels between Crystal Beach Drive and Terrace Lane (3856, 0-15084, 0-15085 & 0-15086 Terrace Lane and 0-15097 Crystal Beach Drive).

These lands represent a unique opportunity to provide additional multi-unit residential that can take advantage of waterfront views and amenity of Crystal Beach Waterfront Park.

a) The site shall be reserved for semi-detached, street townhouses, block townhouses, stacked townhouses, apartment units and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range of 25 to 50 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form. Densities may be reduced or restricted in the implementing zoning by-law.

c) Land assembly is encouraged to enable a comprehensive development plan for lands identified in this policy.

d) The following height restrictions shall apply: semi-detached dwellings up to a max 3 storeys, street townhouses dwellings up to a max of 3 storeys, block townhouses up to a max of 3 storeys, stacked townhouses up to a max of 3 storeys and apartments up to a max of 3 storeys.

e) Site access for resident parking should only occur from Crystal Beach Drive with a consolidated land assembly and development proposal.

f) Sensitive architectural designs shall be deployed such as terraced building form reflecting slopes on site.

g) These lots are in proximity to the Regional Waste Treatment Plant and new development will need to consider compatibility requirements from a noise, air quality and odour perspective.

h) Existing Environmental Protection designation (Hazard zoning) at the southerly limit of the designated lands may form limits of development / setbacks in the implementing zoning.

4.22.9.15 Crystal Beach Tennis and Yacht Club - Westerly Land along Erie Road

DRAFT

Re-designation of these lands follows an expressed desire towards contribution to the residential density, street presence and built environment at this key location within the core area of the Secondary Plan.

a) The site shall be reserved for block townhouses, stacked townhouses, apartment units and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) Preference to integrate building face and resident/pedestrian access with Erie Road, with a single point of vehicular access that can be integrated with existing controlled Crystal Beach Tennis and Yacht Club (CBTYC) points of vehicular access if kept in condominium tenure. If developed separately from existing condominium control, a single access to the Site from Erie Road should align with Cambridge Place. Direct private unit driveways onto Erie Road will not be permitted.

c) A Medium Density range of 25 to 50 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.

d) The following height restrictions shall apply: block townhouses dwellings up to a max of 3 storeys, stacked townhouse dwellings up to a max of 3 storeys and apartments up to a max of 3 storeys.

e) Building placement should be in close proximity to the southerly limit of the Erie Road allowance to provide balance and frame the streetscape with similar massing permissions to that which are afforded on the opposing (north) side of Erie Road.

4.22.9.16 3901, 3899 and 3889 Rebstock Road

These lands represent a unique opportunity to provide additional multi-unit residential that can take advantage of being centrally located with ease of access to public amenities.

a) The site shall be reserved for semi-detached, street townhouses and block townhouses, stacked townhouses and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.

b) A Medium Density range of 50 to 75 units per hectare will assist in making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.

c) The following height restrictions shall apply: semi-detached dwellings up to a max 2 storeys, street townhouse dwellings up to a max of 3 storeys,

DRAFT

stacked townhouse dwellings up to a max of 3 storeys and block townhouses up to a max 3 storeys.

d) Consolidation of these parcels is encouraged for residential expansion and diversification of housing stock.

4.22.10 Core Mixed Use

The Core Mixed Use designation is intended to recognize and delineate properties that shall be the focus of combined commercial / residential buildings and uses with a purpose of generating an identifiable and intensified area of dwellings, residents/pedestrians and commercial activity.

The easterly end of Erie Road and Derby Road up to Queen's Circle will serve as a focal point or destination for permanent residents with commercial uses that provide year-round goods and services, while also benefitting from increased seasonal commercial activity.

The westerly end of the designation towards the Bay Beach Waterfront Park intends to provide a similar mix of uses, but may contain more seasonal commercial activity given proximity to the public beach. Zoning may be used to reflect permitted uses that would underscore this distinction, while still affording and promoting year-round activity.

Policies of this section promote intensification of commercial activity in a concentrated area of this Plan and seek opportunities for additional residential through modest, increased height for properties suitable for development or redevelopment, as the case may be, to the satisfaction of the Town.

a) The Core Mixed Use areas are shown on Schedule "CB-2" and shall generally be governed by the policies of Section 4.8 unless otherwise defined under this section.

b) The lands designated as "Core Mixed-Use" shall be reserved for a variety of retail, restaurant, office and commercial uses, as well as defining requirements for residential uses. Zoning may be used to provide distinction or limit some commercial use between the easterly and western portions of the designation.

c) Section 4.8.1.III provides that Core Mixed Use areas will be identified through the Secondary Planning Process.

d) Residential associated with Core Mixed Use shall generally range between 25 to 100 un/ha. The Town anticipates approximately 350 new residential units to be developed in the Core Mixed Use designation. Residential components will be subject to minimum standards for dwelling unit sizes and any other applicable zoning regulations or requirements identified in the

DRAFT

implementing zoning by-law, including being within a mixed-use building that may have minimum and maximum heights defined.

e) The Town shall implement the appropriate zoning to reflect the Core Mixed Use designation, providing detail on permitted uses, regulation and applicable provisions. Site specific zoning may also be implemented where circumstances dictate. Zoning regulation may also use setback requirements from points off-site, such as nearby road allowance / property limits that may span several properties to regulate corridor form with respect to gradation of height.

f) Height for buildings within the Core Mixed Use designations shall be established in the implementing zoning by-law and may contain minimum and maximum requirements to ensure core area urban form objectives and residential intensification are being achieved.

g) Maximum building heights along Erie Road shall be regulated through "Schedule F" and the Zoning By-law, if the subject parcel or consolidation of parcels are equal or greater that 2304m² and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback.

The submission of an Urban Design study to illustrate how the development will fit in with the existing context, follow datum lines, contribute to the street scape and character, and affect views and vistas will also be required as part of any development application.

h) New development in the Core Mixed Use designation shall provide at-grade commercial. Site specific zoning may be used to both require residential with commercial and afford permissions in the western end of the designation for stand-alone commercial.

i) The Town shall seek to implement and administer Community Improvement Plan funding programs available under Section 28 of the *Planning Act*, to assist commercial properties within the Core Mixed Use designation. Boundaries of a Community Improvement Project Area will be established under separate amendment through a subsequent Community Improvement Plan process and may or may not include all Core Mixed Use designations, with criteria defined at the time of the Project Area being established.

j) All development within the Core Mixed Use designation shall be subject to Site Plan Control.

k) Any existing buildings subject to conversion, expansion or addition for the purpose of mixed use shall require Site Plan Control. Details of which shall provide clear indication on key site design requirements related to parking

DRAFT

(on-site or off, where permitted), outdoor amenity space for residents and waste management solutions.

l) Reductions in landscaped or planting strip requirements between residential and non-residential designations may be permitted, where existing use of a site or where site access will afford efficient development of the lands. Appropriate screening will be required through the Site Plan process.

m) Commercial floor space within the Core Mixed Use designation shall be exempt from parking requirements; however residential components shall be subject to the general provisions of the Town's Comprehensive Zoning By-law as amended from time to time.

n) Outdoor patios are anticipated to complement such uses as restaurants and cafes throughout the Core Mixed Use designation. The zoning by-law will contain applicable provisions to regulate the use of outdoor patios, with the objective of supporting local business while mitigating adverse impact on residential uses.

o) Drive-thru facilities associated with restaurants, banks or any other type of commercial dispensary shall be prohibited within the Core Mixed Use designation.

p) New automotive related uses are not permitted in Core Mixed Use areas.

q) New at-grade commercial shall provide for full accessibility and barrier free design.

r) Notwithstanding Section 4.8.2 to the contrary, stand-alone residential uses shall not be permitted in the Core Mixed Use designation with limited exceptions, such as replacement due to fire.

s) Building heights shall be no greater than three (3) stories, except as otherwise permitted in the applicable zoning by-law. Additional building height may be considered without an amendment to this Plan, if there is a Planning Act community benefit approval process that it is compatible with surrounding land uses. Approval for additional height above four (4) stories may be subject to an agreement pursuant to Section 37 of the Planning Act.

4.22.10.1 266 Cambridge Road West *(aka Cambridge Lane)*

Notwithstanding the Core Mixed Use policies of this Plan this site may continue to be used for light manufacturing and assembly of rope, twine and other similar products within a fully enclosed building.

4.22.10.2 182 Lincoln Road West

Notwithstanding the Core Mixed Use policies of this Plan this site may continue to be used for light manufacturing / prefabrication and assembly of

building/home renovation related materials for contactor use with materials storage fully contained within the existing building.

4.22.10.3 3878 Erie Road & 412 Ridgeway Road

Notwithstanding the Core Mixed Use policies of this Plan these sites are considered to be within a key centre of the neighbourhood and may act as part of "Neighbourhood Gateways and Landmarks" and will be permitted a maximum height of 4.5 storeys if the upper level is:

1. Designed with windows embedded in the roof slope in the form of dormers or mansard roof type.
2. Designed as a tower or gateway feature (eg. clock tower or corner element).
3. Designed for use as a rooftop patio (this may include open patio trellis roof).
4. Or other design as approved by the Town.

Designs are subject to review by planning staff upon application submission.

4.22.11 Commercial

a) The "Commercial" areas are shown on Schedule "CB-2" and shall generally be governed by the policies of Section 4.9 unless otherwise defined under this section.

b) Lands designated Commercial shall be zoned for its intended commercial uses and may include site specific zoning provisions and regulation to assist in implementation.

4.22.11.1 4152 Erie Road

Notwithstanding the Commercial policies of this Plan, these lands are permitted freestanding residential apartments, street townhouses, stacked townhouses and block townhouses in addition to the current commercial uses permitted in the General Commercial C2 Zone. Apartment dwellings may have a maximum building height of 4 storeys, while townhouse dwellings will be allowed have a maximum building height of 3 storeys on both Eastwood Avenue and Erie Road

The following Urban Design guidelines shall apply:

1. Porches/Balconies to be provided on the front face of Erie Road.
2. An entry feature is required to the building. A main front door is required along Erie Road.
3. Windows and doors must be arranged symmetrically along the front façade.

DRAFT

4. The entry must be raised above grade, and accessible.
5. Upper level windows should be embedded in the roof slope in the form of dormers.

4.22.12 Employment Lands (Industrial)

The Secondary Plan does not designate any lands for industrial use. The Crystal Beach neighbourhood's history of commercial, tourism and seasonal residency did not establish an industrial district earlier in its evolution. That is not to say industrial activity was not occurring in the early years, but rather did not have a concentrated location or industrial park established that remains in use today.

There are several instances where very light industrial type use is occurring within the community and these sites will be afforded the opportunity to remain and be recognized with site specific zoning. Such zoning may limit aspects of use, with underlying designation and zoning applied that may one day see a change in use, better suited and more compatible with the immediate surroundings.

a) Should new industrial land use be proposed within the Plan Area, the Policies of Section 4.10 shall be applied.

b) Compatibility of adjacent land uses will be an important consideration for any future industrial land use proposal.

4.22.13 Institutional

a) The lands designated on Schedule "CB-2" as "Institutional" recognize the existing institutional uses established within the Secondary Plan Area. The designation within the Plan Area shall be reserved for a variety of public and institutional uses and be generally governed by the parent Official Plan policies of Section 4.12.

b) Institutional buildings and sites, particularly those serving as a place of worship, may be permitted to offer use and activity extending beyond their primary use, that address community need for programs and services otherwise not typically made available in the neighbourhood. Site specific zoning may be applied to facilitate or permit additional use on a site by site basis, pursuant to Official Plan Policy.

4.22.14 Open Space

a) The lands designated as "Open Space" on Schedule "CB-2" shall be reserved for a variety of active and passive recreational uses including storm water management facilities and cemetery lands. The policies of Section 4.13 shall generally apply to lands designated as Open Space and

DRAFT

may be amended from time to time, where a new Parks and Open Space Master Plan has identified or modified objectives, designations, policy, etc.

b) Lands shown as Open Space are intended for long term use as such; however, select sites as identified herein may be permitted additional uses based on municipal need.

c) Lands identified under an "Open Space" designation within the Crystal Beach Secondary Plan Area are further defined, as provided for below.

4.22.14.1 Open Space – Parks

a) The predominant use of Open Space in the Crystal Beach Plan area is dedicated to Park use. Park classification generally follows the classification / identification found in the Parks and Open Space Master Plan (2006) and the Waterfront Strategy (2017). The Parks and Open Space Master Plan is currently being updated, with an expected release in 2021. Park classifications used are as follows:

- Neighbourhood Park
- Community Park
- Specialized Park
- Waterfront Park
- Waterfront Window

Parks and other Open Space designated lands are broken down and shown on Schedule CB-4 to this Plan.

b) Neighbourhood Parks

There are three (3) Neighbourhood Parks within the Plan Area consisting of one (1) established and two (2) planned. Neighbourhood Parks aim to provide a service area radius of 600m, such that is easily accessible by foot or bicycle.

Madeline Faiazzo Memorial Park

i. This park space provides play equipment for the children in the area and serves to augment facilities that are otherwise not present in the Queens Circle Park.
ii. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan.

Ryan Avenue Park

iii. This parkland (0.32 ha.) is a recent acquisition pursuant to the parkland dedication requirements related to the adjacent plan of subdivision development.
iv. The park will be developed after the Town assumes the subdivision.
v. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan.

DRAFT

Elizabeth Road Park

vi. This parkland (1.14 ha.) is a recent acquisition pursuant to the parkland dedication requirements related to the adjacent plan of subdivision development.
vii. The park will be developed after the Town assumes the subdivision.
viii. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan.

c) Community Parks

The Crystal Beach Secondary Plan Area contains one of the Town's existing Community Parks. Community Parks have a service catchment area radius of approximately 1,600 m, but can serve well beyond when enhanced facilities such as those found at the Crystal Ridge Park are available.

Crystal Ridge Park

Crystal Ridge Park is located north-central in the Plan Area and provides a wide variety of amenities together with the Town facilities (Crystal Ridge Arena and Library Branch) and Crystal Ridge Community Centre situated at this location.

i. The Town shall complete implementation of the Crystal Ridge Park improvements identified in the Crystal Ridge Park Master Plan.
ii. Wooded area in the northern portion of the park shall be retained; excepting an appropriate trail network may be established for active/passive recreational use and educational experience, and connection to Ridge Road North.

d) Specialized Parks

Specialized Parks offer unique, special purpose facilities. They take advantage of a variety of important resources, such as natural features, historically significant sites and structures, areas of unique character or significant recreational facilities. Alternatively, they might offer a unique recreational facility that will attract users from all around the Town. This might include a skate park facility, outdoor aquatic facility, or a premium spray pad/playground complex. These parks serve a large cross-section of the Town's population and may attract visitors from outside the town.

Queens Circle

i. This existing historic park space was established in the original subdivision plan back in the late 1800's and serves as a community focal point and civic space. The park provides for passive recreation and community events, given its limited land area (0.29 ha.) and shall be protected to serve in such capacity.
ii. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan.

DRAFT

e) Waterfront Parks and Waterfront Windows

The Town values and shall protect public access to the waterfront and shall seek opportunities to further add to publicly accessible waterfront whenever possible. The approved Fort Erie Waterfront Strategy (2017) provides guidance on opportunities for the Town to seek enhancing public access and shall be relied upon when any such opportunities are presented within the Crystal Beach Secondary Plan Area.

Presently there are 2 Waterfront Parks and 2 Waterfront Windows found within the Plan Area.

Waterfront Windows

The Waterfront Windows are limited in area and are generally described as the unimproved public road allowances that extend from travelled roads down to the water's edge. These waterfront windows also provide public access to Crown land found along portions of the Lake Erie shoreline that, depending on fluctuating lake levels, are typically accessible by land. Guidance on their current and future use for public access will reflect related treatments found in the Town's approved Waterfront Strategy.

English Avenue (off Terrace Lane); and
Prospect Point Road South (shared boundary with Ridgeway-Thunder Bay Secondary Plan)

i. Any improvements shall be identified in capital budget planning, as identified in the Waterfront Strategy, and through the updated Parks and Open Space Master Plan.

Waterfront Parks

Bay Beach Waterfront Park

ii. Primary use of this waterfront park is for pedestrian waterfront access and passive use of its extensive sandy beach;
iii. Other uses include children's playground, public washroom, and suitably sized community events on the upland festival square and pavilion;
iv. Recent capital reconstruction of the Bay Beach Waterfront Park represents a significant investment in this popular sandy beach waterfront park. The Town shall maintain controlled public access to the beach to ensure its long-term protection, maintenance and enjoyment;
v. Fees shall be collected for access to the waterfront to assist in offsetting ongoing maintenance costs for the beach grooming, waste management and supporting facilities such as washrooms, change rooms as well as seasonal operations staff and security;

DRAFT

vi. Areas other than the sand beach of this waterfront park shall remain accessible to the general public free of charge;
vii. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan

viii. The Bay Beach lands shall adhere to the vision of the Bay Beach Master Plan. Only those passive uses and other uses listed shall be permitted.

Crystal Beach Waterfront Park

ix. Primary use of this waterfront park is for boat launch facilities, passive gathering and event space;
x. Other uses of this park space include a children's playground, paved walkways, large pavilion and washroom facilities.
xi. Larger open field space and pavilion afford better opportunities for a variety of festival events;
xii. The Town shall collect fees for use of the boat launch facilities;
xiii. Based on findings of the Crystal Beach Parking Study (2019), the Town shall seek opportunities to improve and optimize parking facilities in effort to reduce capacity issues and conflict wherever feasible.
xiv. Any park improvements shall be identified in capital budget planning and through the updated Parks and Open Space Master Plan

4.22.14.2 Open Space – Linear Connections

a) The Town shall maintain ownership of walkways (established or planned) and unimproved road allowances that support linkage opportunities and provide improved pedestrian and active transportation connection and passage through long street blocks.

   More particularly, but not limited to, Munster and Ulster Lanes, and portions of Glenolden Lane are being designated open space for such purpose.

b) Linear connections may also afford and support municipal service routing or utility network needs.

c) In some instances, sections of Glenolden may be considered for municipal parking should demand ever warrant such consideration. However, at this time and as projected in the approved Parking Study (2019), there is adequate parking available for beach and residential uses to meet present and future demand.

DRAFT

d) Potential for a "Linear Park" classification is of interest for future connection to the Friendship Recreational Trail. Secondary Plan and Active Transportation Master Plan consultations identified interest and it was identified as a goal in the Secondary Plan consultations with the Community Focus Group.

As a result, the Town shall seek opportunities to establish a linear connection in the vicinity of Michener and Schooley Roads leading north to connect with the Friendship Recreational Trail. This location is the most practical connecting point to planned on-road bike route facilities of Schooley Road, which shall lead directly to Bay Beach from the northern limit of the Secondary Plan.

4.22.14.3 Open Space – Cemetery

a) The Plan contains the municipally owned Ridgeway Memorial Cemetery at the southwest corner of Ridgeway Road and Farr Avenue. The Cemetery remains active and shall be maintained and managed by the Town.
b) Cemetery use shall generally be restricted to passive, memorial and visitation activities by persons or families of loved ones as their final place of rest.

4.22.14.4 Open Space – Storm Water Management

a) The Plan Area contains several storm water management facilities that have functional primacy as a municipal service and facility designed to collect storm water runoff and then release at the target rates and improve water quality prior to discharge.
b) Storm water management pond designs vary and can contain a permanent pool or remain dry until storm events. Public access to storm water management ponds is typically restricted unless designed for pedestrian access. Determination on design (whether publicly accessible or not), ownership and maintenance is a function of planning approvals and engineering review. Developers shall be responsible for costs and complete construction of new storm water management facilities and conduct the required inspection and maintenance prior to municipal assumption.
c) Physical characteristics of storm water management ponds typically resemble open space; however, serve mostly in a context of enhanced views and vistas of benefitting adjacent dwellings/uses. Stormwater management facilities form part of the urban fabric and any future SWM ponds are permitted anywhere in the plan area.

4.22.14.5 Open Space – Other

DRAFT

a) The Secondary Plan also contains areas that are designated as Open Space but are not identified as park. These open space areas are to be maintained in current state unless otherwise identified in the Park and Open Space Master Plan for capital improvements. More specifically, these sites are identified as:

- lands within the traffic circle at Cherry Hill Boulevard South and Glenspring Road
- lands bounded by Lincoln Road East, Loomis Crescent and Shannon Road North
- lands bounded by Lincoln Road West, Shannon Road South and the untraveled portion of Providence Lane. Site specific zoning for these lands may provide for additional use of the site for municipal parking if in the event the Town should ever require.
- 4168 Erie Road – these municipal lands are being used and retained as a public parking lot.

4.22.15 Natural Heritage

Section 8 provides comprehensive policy coverage for all relevant environmental features and shall be relied upon for guidance when development is being considered.

Natural features are generally limited within the Secondary Plan area and extend to Significant Natural Areas associated with the Lake Erie shoreline, portions of identified Woodlands and Environmental Corridors.

More prominent natural features do exist in close proximity to the boundary of this Secondary Plan (mostly along Erie Road in the western end of the Plan Area). Their protection and function will be part of any development application review process, whereby feature buffering and other potential impacts may require environmental study prior to deeming an application complete for processing.

Natural Heritage designation and features are illustrated on Schedule CB-3.

4.22.15.1 Significant Natural Areas

a) Significant Natural Heritage features within the Plan Area are primarily comprised of Lake Erie shoreline and woodlands captured in the northern part of Crystal Ridge Park. The lands are designated in the Crystal Beach Secondary Plan accordingly.

The lands identified along the Lake Erie shoreline are protected via Environmental Protection designation, while the Woodlands have an Environmental Conservation overlay covering much of the remaining wooded area.

DRAFT

Other areas identified as Significant Natural Area are generally few and found in areas that have either existing registered plans, draft plan approval or are expected to develop in future, in which case, any environmental study requirements will be determined at the time of mandatory pre-consultation for *Planning Act* applications or on permit application review where required.

b) Determination of any potential EIS requirements shall be scoped in consultation with the Region and based on Regional EIS Guidelines with administration and approval authority having been set out as per the Memorandum of Understanding (MOU) between local and regional governments and the Niagara Peninsula Conservation Authority.

4.22.15.2 Woodlands

a) The Secondary Plan identifies several Open Space designations that have an associated Woodland feature noted as being present. The most notable of which is largely contained on municipal parkland (Crystal Ridge Park). The Woodlands designation also extends beyond the Park onto Institutional and other private lands.

Other locations with Woodlands designation include lands along the northerly limit of the Plan Area (Farr Avenue) and at the westerly limit, north of Erie Road (along Hazelwood Avenue).

b) Any applications for development may be subject to Section 13.15 and will be identified through mandatory pre-consultation as part of an application process.

4.22.15.3 Environmental Corridors

a) The policies of Section 8.3.4.IV of the Official Plan shall generally apply to Environmental Corridors shown on the Secondary Plan Schedule CB-3.

b) Schedule “C” of the Official Plan illustrates Environmental Corridors throughout the municipality. These corridors represent a higher-level linkage or linkage potential and are intended to demonstrate where provision of wildlife and avian routes may be considered for enhancement. The feasibility of enhancement should be examined as part of any development application process.

The Crystal Beach Secondary Plan Area contains segments of two such corridors, the first of which is directly associated with the shoreline of Lake Erie. Much of the shoreline is developed residentially or recreationally. Opportunities for enhancement are limited and owners are encouraged to protect/supplement existing tree canopy coverage where practical, together with other native plantings where it would be reasonable to expect long term survival and protection from dynamic lake related effects.

DRAFT

A northerly segment represents an effort to enhance connection between the Woodlands in Crystal Ridge Park with that of the PSW located north of Erie Road in the westerly end of the Plan Area. The corridor effectively wraps around the westerly end of the urban area boundary. Property owners lining the westerly and northerly Plan limits are encouraged to plant or augment tree canopy coverage to assist in the establishment and general enhancement of this particular corridor.

4.22.16 Transportation Systems *(Road Networks, Active Transportation and Public Transit)*

a) "Transportation Systems" is in reference to the various modes of transportation infrastructure that exist, or may be planned to be made available to service the Crystal Beach Secondary Plan Area. These include, but are not limited to, existing and future road networks, active transportation infrastructure (either planned or existing sidewalks, cycling infrastructure & trails) and local transit service. Transportation systems are shown on Schedules CB-5 and CB-6 of this Plan.

b) Council supports all modes of transportation and in order to address or provide for better means of implementing infrastructure requirements to support the Transportation System over the long term, review of current standards, or development of new standards may be required. Prioritizing maintenance, construction and improvements will be considered annually through capital budgeting and through development application activity.

c) It is important to note this area of the municipality is founded on many historical subdivisions plans that use smaller road allowance widths than present standard requirements. Widening for the sake of meeting current standards can have detrimental impact on the character and streetscape on much of the established neighbourhood, particularly areas in the southern portions of the Plan Area. It is therefore the position of the Town that notwithstanding Section 12.7 of the Official Plan, road widenings shall not be required except for entirely unavoidable circumstances or those which can demonstrate building and parking on private properties along an entire street segment are not being negatively impacted. As a result of this recognition, various Schedules of the Official Plan and Comprehensive Zoning By-law may require amendments to reflect special circumstances.

d) The Town will seek opportunities for funding program assistance from other levels of government, when made available, to assist in expediting transportation related capital projects and will work cooperatively when transportation infrastructure is not solely of interest to the Town.

4.22.16.1 Road Networks

DRAFT

a) Any further development of the road network within the Crystal Beach Secondary Plan Area shall generally be in accordance with Section 12.7 of the Town Official Plan, recognizing Section 4.22.16 c) applies to most existing roads.

b) Council will strongly consider the existing character and needs of the neighbourhood when making road improvement decisions.

c) There is very limited opportunity for development of new roads with planned public right-of-way access. If in the event a public road is planned for construction, the road shall be constructed to full municipal standard using an urban cross section unless otherwise approved by the Town. Private development, including plans of condominium, may use alternate right-of-way designs for private roads internal to their site, however; such roads will still require approval from the municipality, typically as part of the condominium or site plan approval process.

d) There are generally three (3) categories of roadway hierarchy in or bounding the Plan Area. Notwithstanding Section 12.7.4 iv) to the contrary, these would be defined as:

- Town Collector/Arterial Roads (Farr Avenue, Ridge Road South, Rebstock Road, Ridgeway Road, Erie Road, Derby Road, Brunswick Avenue, Schooley Road, Michener Road and Point Abino Road);
- Local Roads (all remaining public roads, standard or sub-standard); and
- Private Roads (permitted)

Zoning implementation shall make any necessary amendments to Schedule "B" of the Town's Comprehensive Zoning By-law to reflect exceptions regarding ultimate width / widenings.

Schedule CB-5 illustrates the road network within the Plan Area.

e) The Town shall remain sensitive to increased interest and movement towards "complete streets" policies that support Active Transportation. All capital roads projects shall have regard for the Town's Active Transportation Master Plan and the Active Transportation Policies of 4.22.15.2 herein.

f) Private roads or driveways from new development proposals should be aligned with opposing roads or major driveways whenever possible.

4.22.16.2 Active Transportation

a) Components of active transportation in the context of the Crystal Beach Secondary Plan Area serve both utilitarian and recreational need and purpose. Active transportation shall be a consideration of Council as

DRAFT

identified under Section 12.7.2 iv) and the Fort Erie Active Transportation Master Plan (2020).

b) Schedule CB-6 illustrates components of the Active Transportation Network for the Crystal Beach Secondary Plan.

c) The Town's Friendship Recreational Trail is located just north of the Secondary Plan Area and is recognized as being part of much broader trail systems including the Greater Niagara Circle Route, Great Lakes Waterfront Trail and Trans Canada Trail. Direct trail connections from the Friendship Recreational Trail to the Crystal Beach waterfront and tourist areas, in addition to serving the broader Plan Area for active and pedestrian choice and safety, shall be a consideration whenever development is occurring along identified active transportation routes within the Plan Area.

d) Council will require contributions from abutting property owners for the purpose of continued implementation of the Active Transportation network facilities as a condition of development and/or redevelopment including Site Plan Approval.

e) The Town will take a leadership role in promotion of active transportation infrastructure when reviewing development applications and undertaking capital road improvements / reconstruction.

f) Sidewalk networks are illustrated on Schedule CB-6 and are identified as either existing or potential/future. The Active Transportation Master Plan (2020) shall be reviewed in conjunction with this Plan to assess priorities for new construction and routing when capital projects and budgets are being determined annually by the Town. Completion of sidewalk networks in proximity to schools that assist in facilitating safe active travel by students are considered a priority.

g) Existing sidewalk locations shall remain and older sections will be subject to review and reconstruction to current standards, wherever feasible. Repair and replacement of existing sidewalks may be subject to a separate budget to those considered new construction (capital projects), where sidewalk did not previously exist.

h) Future/potential sidewalks shown on the Schedule CB-6 does not necessarily imply short, medium or even long-term construction, but rather serves as a guide when capital projects are being considered.

i) Wherever possible or practical, street lighting shall be provided on the same side of the roadway as the sidewalk and/or as described in the Town Street Lighting Policy.

DRAFT

j) Active Transportation and Public Transit use are complimentary modes of transportation and can be co-dependent for some residents. Capital projects and private developments will have regard for the Active Transportation networks for connection to established or planned transit stops.

4.22.16.3 Public Transit

Conventional and specialized transit service presently serves the Plan Area and may be subject to routing modifications from time to time.

b) The Crystal Beach Secondary Plan Area shall remain fully serviced by Fort Erie Accessible Specialized Transit presently operating throughout the Town, or until such time that an alternate is established that meets the community's accessible needs.

c) The Town supports Region of Niagara inter-municipal transit service and shall work cooperatively in review and support provision of regional connecting routes. The Town remains cooperative on any endeavour to establish a fully integrated, or full regionally operated transit system that maintains and enhances existing local municipal service.

d) Approved transit routing and fixed stop locations are illustrated on Schedule "CB-5". Routing and stop locations are subject to review over time and as data driven results on ridership inform transit planning for efficiency and effectiveness. Modifications to transit routing do not require amendment to this Plan.

e) Long term local transit planning shall have regard for locating potential transit stops that consider a typical 400m radius (or better) service area catchment model. Distances may vary depending on location of populations throughout the local and rural areas, as well as the class roadway which is being used as part of the route.

f) Private sector interests that may seek to provide seasonal tram or trolley service to Bay Beach and other tourist destinations within the Plan Area shall require approval from the Town and any other government authority regulating such service or vehicles. Full liability shall be the responsibility of the operator.

g) The Town shall remain open to explore opportunities that may leverage and increase municipal transit ridership to the neighbourhood during peak season.

4.22.17 Parking

a) The Town has implemented a Seasonal Paid Parking By-law and shall maintain paid parking in the southern parts of the Plan Area. The By-law is subject to changes from time-to-time and the Town, through its Infrastructure

DRAFT

Services department shall monitor parking, parking availability, related signage and revenue in Town lots and on public roads. Town By-law enforcement shall monitor compliance and infraction volumes and related revenue. Together, these sources of monitoring shall inform decision making that is in line with Council interests and Public expectations, concerning any future changes to the Seasonal Paid Parking By-law or infrastructure needs.

b) Based on findings and strategic recommendations of the Crystal Beach Parking Study (Paradigm Transportation Solutions, 2019) the following shall apply:

Shorter term policy objectives include:

i. The Town shall endeavour to restripe and repave municipal parking lots when required.
ii. The Town shall consider and explore options for parking layout and slight easterly expansion of the Crystal Beach Waterfront Parking Lot to increase single vehicle stalls while protecting vehicle with trailer stalls.
iii. Improved use of signage to direct vehicles to commercial parking areas, Bay Beach parking areas and on-street parking to assist in directing incoming traffic to appropriate destination or area of interest.
iv. Assist the Crystal Beach BIA through enforcing time limits for on-street parking on Erie Road and Derby Roads to deter Bay Beach related visitors from using spaces intended primarily for commercial patron use.
v. The Town shall endeavour to provide clear information online concerning parking in Crystal Beach for public awareness and trip planning prior to visiting the neighbourhood and popular area destinations.

Medium term policy objectives include:

vii. The Town shall seek opportunities to secure long term parking permissions with private land owners, in perpetuity, in the vicinity of Bay Beach.

Ongoing and longer-term policy objectives include: again, indent/alignment in this section

viii. New development and site re-developments in the Core Area are to be designed to provide on-site parking that meet requirements. Where it has been demonstrated that full on-site requirements are not feasible, the Town may permit alternate arrangements that can include paid permit parking, cash in lieu or private parking off-site as detailed in the Town's pending parking policy. All development outside of these designations must provide on-site requirements in the implementing zoning.

DRAFT

ix. The Town shall retain all Core Area municipal parking lots while making every effort to also retain on-street parking in the commercial core.

x. The Town shall reserve its land located on the north side of Shannon Road South and Lincoln Road West intersection in an Open Space designation in the event that additional or supplemental parking is needed. Zoning shall provide for such use in the implementing By-law.

xi. The Town shall monitor and enforce parking standards and regulations, particularly in time-limited areas. Monitoring infractions may lead to additional measures being taken if directed by Council.

c) The majority of the Secondary Plan Area is largely established residential, low density in character with most residences having driveways or defined points of access. For properties that serve as seasonal or permanent residence, owners are encouraged to seek municipal permit approval to establish an entrance to their lands to avoid instances of potential blockage by vehicles parking on-street.

d) Lighting of public municipal parking lots, private commercial and residential parking areas shall be of adequate levels to ensure pedestrian safety while having regard for any adjacent or upper level residential uses. Spillover lighting from parking lot lighting onto adjacent properties shall be avoided unless otherwise planned and/or approved to do so.

e) Any new municipal or private parking areas in the Core Mixed Use designated lands that interface with Residential designations shall be designed and constructed in a manner that seeks to provide landscape buffering where practical.

It is recognized that landscaped buffering may not be possible in all interface areas and consideration to assist in mitigation impacts, such as visual screening and/or solid fencing may be a requirement for development, re-development or site improvements, to the satisfaction of the Town. Zoning may provide for varied regulations on whole or on a site by site basis in respect of the Core Mixed Use designation in particular.

f) Landscaped areas should be requested for large parking lots exposed to collector roads. Landscaping requirements shall be focused along the road frontages and shall provide for appropriate landscaped buffering and planting strips between the roadway or sidewalk and parking areas, using high quality materials and plant stock. Depending on size of parking lot, landscape islands may also be required.

4.22.18 Cultural Heritage

a) All matters of Cultural Heritage shall be consistent with Section 11 of the Official Plan.

DRAFT

b) The Town recognizes the cultural heritage and history of the Crystal Beach Neighbourhood as being one of seasonal destination, spiritual retreat, waterfront recreation and amusement. With the demise of the amusement park in 1989 and its redevelopment into a residential community, the iconic or cultural landscape long associated with Crystal Beach began to transition. Presently there has not been any built heritage resources designated or identified for the Municipal Registry of Heritage Properties, pursuant to the Heritage Act.

Built Heritage

i. The Fort Erie Museum and Cultural Heritage Committee shall continue to advise Council on matters of the Crystal Beach built heritage and from time to time, may recommend for Council's consideration, properties for addition to the Municipal Registry following the Committee's more detailed review of community building stock.

ii. The Town has relied on voluntary designation of heritage properties and shall continue to act in this manner. The Town encourages designation of such properties and will work cooperatively with ownership in effort to facilitate designation.

c) The Town's Official Plan informs those seeking development opportunities on the potential for archaeological resources within the Plan Area. While the community is largely built up, there are instances where further investigation may be required, particularly those areas along the Lake Erie Shoreline as identified within the Point Abino Zone of Sensitivity. This Zone of Sensitivity is of archaeological interest given the likely association with pre-contact native peoples presence on the lands.

Schedule `D' and 'D1' of the Official Plan must be consulted for extent of these identified lands.

Archaeological

i. The Town's Archaeological Master Plan informed and formed the background on the policies contain in Section 11 in the Town's Official Plan. It also introduced identification of Archaeological Zones of Potential and Sensitivity, which are reflected on the mapping Schedules of the Official Plan. The Point Abino Zone of Sensitivity represents one of these Sensitivity Zones where heightened interest exists.

ii. Applications for development or redevelopment shall first be screened through pre-consultation and then assessed by the appropriate review authority with respect to the nature of the proposal and whether the proposal will present new disturbance requiring Stage 1 and/or Stage 2 Archaeological Study work be undertaken. The results of which, shall determine if further study is required.

DRAFT

4.22.19 Municipal Services

a) Municipal servicing shall be consistent with the policies of Section 12 of the Official Plan.

b) Municipal services such as sanitary and storm sewers, storm water management and municipal drainage will be provided, where feasible, and maintained/upgraded as necessary to accommodate the needs of existing and future development in the Crystal Beach Secondary Plan Area.

c) The Region of Niagara's Master Servicing Update (GM Blue Plan 2017) indicates the Crystal Beach Waste Water Treatment Facility has capacity to provide for their allocated growth projection forecast for this treatment facility. The Town's more recent Master Servicing Update (GM Blue Plan 2019) also indicates capacity for the projected growth, but also speaks to need for improving local sewer systems impacted by extraneous flow experienced in certain areas of the Plan Area.

The Town will identify and undertake improvements where necessary following testing and prioritization of its local sewer systems to reduce extraneous flow. The Town shall budget for improvements annually and shall also seek partial funding through Programs offered by Niagara Region, when available, to further assist offsetting of costs.

The Town shall work co-operatively with Regional counterparts with respect to ongoing monitoring of extraneous flow to ensure wet weather impacts are being reduced to safeguard plant capacity over the long term. The Town shall continue to update its Master Servicing Plan on a regular 5-year scheduled cycle.

d) New development or redevelopment may be required to provide a servicing study that includes analysis of the downstream sanitary sizing and the network's capacity capabilities in relation to proposed development flows.

e) The Town shall continue to make improvements to its storm, sanitary and water networks and any planned improvement projects shall be identified in the 10-year capital projects budget. Reduction in wet weather impacts on existing infrastructure shall remain a priority of the municipality.

f) All new development shall require approval of storm water management plans and/or drainage plans from the relevant approval authority to ensure storm water is effectively and properly managed to enhance water quality and to mitigate or alleviate flooding of adjacent and downstream properties during storm events. Additionally, engineering solutions for storm water management that improve ground infiltration and assist in improving groundwater quality and recharge will be considered relative to the feasibility and practicality of their implementation.

g) Existing municipal water supply is currently available to service the Plan Area. Looping of water mains may be requested and/or required as part of any agreement or conditions of development wherever an opportunity exists to do so.

DRAFT

h) There are currently no identified restrictions to development within the Crystal Beach Secondary Plan Area under current water supply conditions, however functional servicing studies that may be requested for new or re-developing properties and sizable infill projects, shall address water supply demand on the existing water supply network.

4.22.20 Utilities

a) Utility providers are required to consult with the Town when new plant locations or infrastructure is required, or existing infrastructure is identified for upgrade. The Town will work cooperatively with utility providers in effort to facilitate their needs while balancing the interests of the area residents or businesses.

b) Utility companies are encouraged to work cooperatively with the Town and regulatory authorities in determining suitable locations that are both compatible with existing and planned development and technically feasible in an effort to reduce or eliminate potential conflicts.

c) Utility providers shall ensure their respective utility has been planned and located in accordance with any relevant safety regulations, separation requirements and/or municipal standards, either through individual utility plant location or as part of a combined installation.

4.22.21 Neighbourhood Gateways & Landmarks

a) Schedule CB-2 illustrates a Gateway symbol at the primary entry points to the Neighbourhood and at key centres within, such as the intersection of Erie and Ridgeway Road.

b) Gateway features act to provide both physical and psychological cues on demarcation of community boundary or area of interest. Features or landmarks act as visual benchmarks or visual points of reference to indicate location and reinforce arrival or departure.

This can be done in many ways such as signature buildings or architectural features, or through landscaping treatment and lighting. Combining any or all of these types of treatments provides opportunities to make a very bold statement or a much more modest approach to signal a threshold or specific location.

4.22.22 Interpretation of the Plan

The Crystal Beach Secondary Plan (Official Plan Amendment No.45) consists of Sections 4.22.1 through 4.22.22, and Schedules “CB-1”, “CB-2”, “CB-3”, “CB-4”, “CB-5” and “CB-6”.

The text and Schedules of the Official Plan for the Town of Fort Erie continue to apply except where they are in conflict with, or are less restrictive than this Secondary Plan, in which case the text and maps of this Secondary Plan shall prevail.

DRAFT

DRAFT

PART "C"
THE APPENDICES

(Please see CB-1 to CB-6, Schedules A-1 to A-5 and Schedule F)

DRAFT

The Municipal Corporation of the Town of Fort Erie

By-law No. XX-2021

Being a By-law to amend Zoning By-law No. 129-90 to implement Official Plan Amendment No. XX, being the Crystal Beach Secondary Plan

350309-XXX & 350313-006

Whereas By-law No. 129-90 as amended, being the Comprehensive Zoning By-law for the Town of Fort Erie was passed on May 28, 1990, and

Whereas Report No. PDS-14-2018 was considered at the Council-in-Committee meeting held on February 20, 2018, and subsequently authorized and approved by Council to initiate Official Plan Amendment No.54 amendments to Zoning By-law No. 129-90 as amended, and

Whereas Subsection 34 (12) of the *Planning Act,* R.S.O. 1990, c.P.13, provides that the Council, before the passing of a by-law under this section of the Act, shall ensure that sufficient information is made available to the public to generally understand the zoning proposal, to hold an open house and to hold a public meeting, and

Whereas in accordance with Subsection 34 (12) of the *Planning Act*, R.S.O. 1990, c.P.13, an Open House was held respecting the proposed implementing amendments to Comprehensive Zoning By-law No. 129-90 as amended on May 18, 2021 and notice of such was published in the Fort Erie Post on April 29, 2021 and May 6, 2021, together with comprehensive circulation of the notice as per municipal notification policy, approved by Council on May 6, 2013, and

Whereas in accordance with Subsection 34 (12) of the *Planning Act*, R.S.O. 1990, c.P.13 a Public Meeting was held respecting the proposed implementing amendments to Comprehensive Zoning By-law No. 129-90 as amended, on June 21, 2021, and notice of such was published in the Fort Erie Post on May 27, 2021, together with comprehensive circulation of the notice as per municipal notification policy, approved by Council on May 6, 2013, and

Whereas Report No. PDS-47-2021 was considered at the Council-in-Committee meeting held on June 21, 2021, and subsequently authorized and approved by Council to approve Official Plan Amendment No. 54 (Crystal Beach Secondary Plan) and related amendments to Zoning By-law No. 129-90 as amended, and

Whereas Subsection 24 (2) and 24 (2.1) of the *Planning Act,* R.S.O. 1990, c.P.13, provides that the Council may pass a by-law that does not conform to the Official Plan on lands that are the subject of an adopted amendment, and that once the amendment comes into effect, the by-law shall then conform, and (Only If Region remains Approval Authority).

Whereas Subsection 26 (9) of the *Planning Act,* R.S.O. 1990, c.P.13, requires the Council of the Municipality to amend all zoning by-laws that are in effect in the municipality to ensure they conform with the official plan revisions within three years, and

Whereas it is deemed desirable to proceed with the implementing amendments to the Comprehensive Zoning By-law 129-90 as amended, pursuant to Section 24(2) and 26(9) of the *Planning Act,* R.S.O. 1990, c.P.13.

Now therefore the Council of the Town of Fort Erie enacts as follows:

That Zoning By-law No.129-90 as amended, is further amended by changing the zoning of certain properties as follows and as illustrated in Appendix A of this By-law:

That Zoning By-law No.129-90 as amended, is further amended by adding to Section 14 – "Residential Multiple 1 (RM1) Zone" for the following exceptions:

1. **RM1-677 (XX-2021) – All lands bounded by Queen's Circle, Shannon Road South, Ulster Lane and Providence Lane, all lands bounded by Queens Circle, Ulster Lane, Loomis Crescent and Belfast Road North, All Lands bounded by Queens Circle, Shannon Road North, Loomis Crescent and Munster Lane, All lands bounded by Queens Circle, Munster Lane, Belfast Road South and Windsor Lane, 122, 125 & 124 Belfast Road North, 0-16196, 318, 323 & 324 Derby Road, 15 & 17 Loomis Crescent and 56 Shannon Road North.**

   These lands are zoned "Residential Multiple 1 RM1-677 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-677 Zone" except:

   a) that notwithstanding the Permitted Uses of Subsection 14.2 and the requirements of Subsection 14.4, single detached dwellings are prohibited except:

      i. on existing lots with up to, and no greater than 12 m of frontage, and shall be no less and no greater than 2 storeys or 9m in height
      ii. max. driveway width - 4m
      iii. min. front yard without attached garage – 6m
      iv. min. int. side yard - 1.2m and min. ext. side yard 2m
      v. max. coverage - 40%
      vi. max density up to 55u/ha

   b) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.5, semi-detached dwellings shall be subject to the following supplemental or modified regulations:

      i. min. frontage - on lots with no less than 12m and no greater than 18m of frontage
      ii. max. height – 9m
      iii. min. lot area – 210 sq.m. per dwelling
      iv. min. unit width 4.6m without attached garage and 6m with attached garage
      v. max. driveway width for each semi dwelling - 3m
      vi. min. front yard without attached garage – 6m
      vii. min. front yard with attached garage - 6m to garage and 3m to dwelling main wall
      viii. min. rear yard - 6m
      ix. min. int. side yard - 1.2m and min. ext. side yard 2m
      x. max density up to 55u/ha

DRAFT

c) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.6, duplex dwellings shall be subject to the following supplemental or modified regulations:

i. min. frontage - on lots with no less than 12m and no greater than 18m of frontage
ii. max. height – 9m
iii. min. lot area - 210 sq.m per dwelling
iv. max. driveway width for each duplex dwelling - 3m
v. min. front yard - 6m
vi. min. rear yard - 6m
vii. min. int. side yard - 1.2m and min. ext. side yard 2m
viii. max density up to 55u/ha

d) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.7, triplexes and fourplexes shall be subject to the following supplemental or modified regulations:

i. min. lot frontage - 18m and 20m for corner lots;
ii. min. lot area - 550 sq.m.
iii. max. driveway width - 50% of the frontage and/or ext. side yard
iv. min. height - 2 storeys or 9m
v. max. height 3 storeys or 12m
vi. min. rear yard - 6m
vii. min. int. side yard - 1.2m for 2 storeys, 1.5m for 3 storey and min. ext. side yard 2m
viii. max density up to 55u/ha

e) that notwithstanding the permitted uses of Subsection 14.2 and requirements of Section 14.3, townhouses shall be subject to the following supplemental or modified regulations:

i. min. frontage - 8m for corner lots
ii. min. lot area - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
iii. max. driveway width - 50% frontage of individual units to a max. of 6m
iv. min. height - 2 storeys or 9m and maximum height 3 storeys or 12m
v. max. coverage - 60%
vi. min. int. side yard - 1.2m for 2 storeys, 1.5m for 3 storey and min. ext. side yard 2m
vii. max. density – 75 un/ha.

f) that notwithstanding the permitted uses of Subsection 14.2, apartments are a permitted use and shall be subject to Section 15.3 and 15.4 except for the following supplemental or modified regulations:

i. min. lot frontage - 20m and 22m for corner lots or through lots
ii. min. lot area per dwelling unit – not applicable
iii. min. lot area - 900 sq.m.
iv. max. coverage - 40% (same)
v. min. front yard - 4.5m
vi. min. int. side yard - 4.5m
vii. min. ext. side yard - 4.5m

DRAFT

viii. min. rear yard - 12m
ix. min. height - 2 storeys or 9m and maximum height 3 storeys or 12m
x. max. density - 75 un/ha.
xi. min. planting strip - 1.5m adjacent to street allowance
xii. parking prohibited in front yard; and further
xiii. No driving lane shall be closer than 0.5 metres to any lot line abutting any Residential Zone
xiv. No parking area shall be closer than 1.5 metres to any rear or side lot line

2. RM1-678 (XX-2021) - Northeast Corner of Elmwood Avenue and Rebstock Road - 4042 Rebstock Road and 116 Elmwood Avenue (Planing Mill Site)

These lands are zoned "Residential Multiple 1 RM1-678 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-678 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street, stacked and block townhouse dwellings
   iii. apartments

b) Minimum site density for all combined unit types shall be 50 un/ha.

c) Maximum site density for all combined unit types shall be 75 un/ha.

d) Applications shall be subject to approval of urban design guidelines.

e) Regulations for semi-detached as per Section 13.4 except that:
   i. min. lot frontage - 9m, 10.5m for corner lot
   ii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
   iii. max. building height - 2 storeys or 9m
   iv. max. driveway width - 50% of lot frontage

f) Regulations for townhouses as per Section 14.3 except that:
   i. min. lot frontage - 7.5m, 9m for interior end and 10m for corner
   ii. min. lot area for corner lot - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
   iii. max. building height - 2 storeys or 9m
   iv. max. driveway width - 50% of lot frontage
   v. max. density – 75 un/ha

g) Regulations for apartment as per Section 15.3 except that:
   i. min. lot area per dwelling unit – not applicable
   ii. min. lot area - 0.31 ha.
   iii. max. height - 3 storeys or 12m
   iv. max. density – 75 un/ha

3. RM1-679 (XX-2021) 271 Ridgeway Road (former Fire Station No. 6)

These lands are zoned "Residential Multiple 1 RM1-700C (RM1-679) Zone", and all of the provisions that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-679 Zone" and shall be subject to the following special provisions:

DRAFT

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. street and stacked townhouse dwellings
   ii. apartments
   iii. institutional

b) Minimum site density for all combined unit types shall be 50 un/ha.

c) Maximum site density for all combined unit types shall be 100 un/ha.

d) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartments located on the lands except that:
   i. max. building height - 3 storeys or 12m
   ii. min. lot area per dwelling unit – not applicable
   iii. max. density – 50 un/ha

e) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2 for these lands.

f) In addition to residential use, the site and existing building may be considered for General Commercial (C2) use as defined in the implementing by-law Section 20.

4. RM1-680 (XX-2021) 145 Derby (former Crystal Beach Public School Site)

These lands are zoned “Residential Multiple 1 RM1-680 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-680 Zone” subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street and stacked townhouse dwellings
   iii. apartments
   iv. institutional - as per paragraph f)
   v. Storm Water Management facilities

b) An Apartment shall be required for this site and shall be subject to Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” except that:
   i. the maximum building height of any apartment shall not exceed 4 storeys
   ii. minimum number of required apartment units shall be 32
   iii. min. lot area per dwelling unit – not applicable

c) Minimum site density for all combined unit types shall be 50 un/ha.

d) Maximum site density for all combined unit types shall be 75 un/ha.

e) Applications shall be subject to approval of urban design guidelines.

f) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2, as part of ground floor use of an apartment building.

5. RM1-681 (XX-2021) 3990, 4000, 0-17048, 4012 and 4020 Rebstock Road (Lands immediately west of former CBPS Site)

DRAFT

These lands are zoned “Residential Multiple 1 RM1-681 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-681 Zone” subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street, block or stacked townhouse dwellings

b) Regulations for semi-detached as per Section 13.4 except that:
   i. max. building height – 3 storeys or 12m

c) Regulations for townhouses as per Section 14.3 except that:
   i. max. building height – 3 storeys or 12m

d) Minimum site density for all combined unit types shall be 50 un/ha.

e) Maximum site density for all combined unit types shall be 75 un/ha.

f) Applications shall be subject to approval of urban design guidelines.

6. RM1-682 (XX-2021) 122 Ridgeway Road (Crystal Beach Motel)

These lands are zoned “Residential Multiple 1 RM1-682 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-682 Zone” subject to the following special provisions:

a) Notwithstanding the Medium Residential policies of this plan, these lands are permitted to continue operating with existing use (hotel/motel uses).

b) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street, stacked and block townhouse dwellings
   iii. apartments

c) Minimum site density for all combined unit types shall be 50 un/ha.

d) Maximum site density for all combined unit types shall be 100 un/ha.

e) Applications shall be subject to approval of urban design guidelines.

f) Regulations for semi-detached as per Section 13.4 except that:
   ii. min. lot frontage - 9m, 10.5m for corner lot
   iii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
   iv. max. building height – 2 storeys or 9m
   v. max. driveway width - 50% of lot frontage

g) Regulations for townhouses as per Section 14.3 except that:
   ii. min. lot frontage - 7.5m, 9m for interior end and 10m for corner
   iii. min. lot area for corner lot - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
   iv. max. building height - 3 storeys or 12m
   v. max. driveway width - 50% of lot frontage
   vi. max. density – 50 un/ha

DRAFT

h) Regulations for apartment as per Section 15.3 except that:
   i. min. lot area - 0.6487 ha.
   ii. min. lot area per dwelling unit – not applicable
   iii. setback from Ridgeway Road – min. 9m and max. 12m
   iv. setback from north and east property limit – min. 18m
   v. max. height - 4 storeys or 16m
   vi. max. density – 100 un/ha

7. RM1-683 (XX-2021) 14 Ridgeway Road (Lands north of St. George Catholic Church)

These lands are zoned "Residential Multiple 1 RM1-683 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-683 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. Street, stacked and block townhouse dwellings
   ii. apartments

b) Minimum site density for all combined unit types shall be 50 un/ha.

c) Maximum site density for all combined unit types shall be 100 un/ha.

d) Applications shall be subject to approval of urban design guidelines.

e) Regulations for townhouses as per Section 14.3 except that:
   i. max. building height - 3 storeys or 12m
   ii. max. driveway width - 50% of lot frontage

f) Regulations for apartment as per Section 15.3 except that:
   i. min. lot area - 0.9814 ha.
   ii. min. lot area per dwelling unit – not applicable
   iii. setback from Ridgeway Road – min. 9m and max. 18m
   iv. max. height - 4 storeys or 16m
   v. max. density – 100 un/ha

8. RM1-684 (XX-2021) 0-15850 Rebstock Road (east of Crystal Ridge Park)

These lands are zoned "Residential Multiple 1 RM1-684 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-684 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street, stacked and block townhouse dwellings
   iii. apartments (required)

b) Minimum site density for all combined unit types shall be 50 un/ha.

c) Maximum site density for all combined unit types shall be 100 un/ha.

d) Applications shall be subject to approval of urban design guidelines.

DRAFT

e) Regulations for semi-detached as per Section 13.4 except that:
   i. min. unit width - 8m
   ii. min. front yard from private road - 6m
   iii. min. rear yard 6m to property line,
   iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
   v. min. side yard separation between buildings - 3m
   vi. max. building height - 2 storeys or 9m
   vii. max. driveway width - 50% of unit width

f) Regulations for townhouses as per Section 14.3 except that:
   i. min. unit width - 7.5m
   ii. min. front yard from private road - 6m
   iii. min. rear yard - 6m to property line,
   iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
   v. min. side yard separation between buildings – 3m or 4.5m from property line
   vi. max. building height - 3 storeys or 12m
   vii. max. driveway width - 3m

g) Regulations for required apartments as per Section 15.3 except that:
   i. min. lot area per dwelling unit – not applicable
   ii. the maximum building height of any apartment shall not exceed 3 storeys or 12m
   iii. setback from north property line – min. 4.5m
   iv. setback from west property line – min. 6m
   v. setback from south property line – min. 30m
   vi. setback from east property line – min. 50m

9. RM1-685 (XX-2021) – Lands on east side of Ridge Road South, north of Shore Breeze Condominiums - 272, 278, 282 Ridge Road South & 0 Brunswick Avenue

These lands are zoned “Residential Multiple 1 RM1-685 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-685 Zone” subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. duplex dwellings
   iii. street, stacked and block townhouse dwellings
   iv. apartments

b) Minimum site density for all combined unit types shall be 25 un/ha.

c) Maximum site density for all combined unit types shall be 35 un/ha.

d) Regulations for semi-detached as per Section 13.4 except that:
   i. min. unit with - 8m
   ii. min. front yard from private road - 6m
   iii. min. rear yard - 6m to property line,
   iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall

DRAFT

v. min. side yard separation between buildings – 3m
vi. max. building height - 2 storeys or 9m
vii. max. driveway width - 50% of unit width

e) Regulations for duplex dwellings as per Section 13.5 except that:
i. max. building height - 2 storeys or 9m

f) Regulations for townhouses as per Section 14.3 except that:
i. min unit width - 7.5m
ii. min. front yard from private road - 6m
iii. min. rear yard - 6m to property line,
iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
v. min. side yard separation between buildings – 3m or 4.5m from property line
vi. max. building height - 2 storeys or 9m
vii. max. driveway width – 3m

g) Regulations for apartment as per Section 15.3 except that:
i. min. lot area - 0.5400 ha.
ii. min. lot area per dwelling unit – not applicable
iii. max. height - 3 storey or 12m

h) Notwithstanding permitted uses in paragraph a) herein, if development proceeds on a public through road, detached dwellings shall be permitted subject to Regulations of Section 12.3 except that:
i. min. lot area - 300 sq.m and 350 sq.m. for corner lot
ii. max. building height - 2 storeys or 9m

10. RM1-686 (XX-2021) Multiple Parcels East of South Coast Village between Graeber and Ryan Avenues (3771, 0-15281, 3765, 3757 & 3767 Graeber Avenue, 0-15290 Erie Road East and 3748 & 3758 Ryan Avenue)

These lands are zoned “Residential Multiple 1 RM1-686 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-686 Zone” subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
i. semi-detached dwellings on a new public road
ii. street townhouse dwellings on a new public road

b) Notwithstanding the list of Permitted Uses in paragraph a) herein, single detached dwellings may only be permitted if demonstrating minimum density requirements are being achieved on assembled lands of not less than 0.5 ha, and that any detached dwelling be subject to Section 12B.2 and 12B.3.

c) Minimum site density for all combined unit types shall be 25 un/ha.

d) Maximum site density for all combined unit types shall be 50 un/ha.

e) Regulations for semi-detached as per Section 13.4 except that:
i. min. lot frontage - 9m, 10.5m for corner lot
ii. min. lot area - 245 sq.m., 280 sq.m for corner lot

DRAFT

iii. max. lot coverage - 50%
iv. min. front yard - 6m to garage and 4.5m to other parts of the dwelling
v. min. rear yard - 6m
vi. min. side yard - 1.5m
vii. min. ext. side yard - 3m
viii. max. building height - 2 storeys or 9m
ix. max. driveway width - 50% of unit width

f) Regulations for street townhouses as per Section 14.3 except that:
i. min. unit frontage – 7.5m
ii. min. lot area – 210 sq.m.
iii. max. lot coverage - 50%
iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
v. min. rear yard - 6m
vi. min. side yard – 1.5m
vii. min. ext. side yard – 3m
viii. max. building height - 2 storeys or 9m
ix. max. driveway width - 50% of unit width
x. max. density – 50 un/ha.

11. RM1-687 (XX-2021) Lands West of the intersection of Ryan Avenue and Graeber Avenue (3723, 3731, 0-15284 & 3747 Graeber Avenue, 0-15289 Erie Road East and 3740 Ryan Avenue)

These lands are zoned "Residential Multiple 1 RM1-687 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-687 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
i. street townhouse dwellings
ii. block townhouse dwellings
iii. stacked townhouse dwellings

b) Minimum site density shall be 25 un/ha.

c) Maximum site density shall be 50 un/ha.

d) Regulations for street townhouses as per Section 14.3 except that:
i. min. unit frontage – 7.5m
ii. min. lot area – 210 sq.m.
iii. max. lot coverage - 65%
iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
v. min. rear yard - 6m
vi. min. int. side yard – 1.5m
vii. min. ext. side yard – 3.0m
viii. max. building height - 2 storeys or 9m
ix. max. driveway width - 50% of unit width
x. max. Density – 50 un/ha

e) Regulations for block townhouses as per Section 14.3 except that:

DRAFT

i. min. unit frontage – 6m
ii. min. front yard – 4.5m to communal driveway or parking area
iii. min. rear yard - 6m to property line,
iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
v. min. side yard separation between buildings – 3m
vi. min. ext. side yard – 3.0m
vii. max. building height - 2 storeys or 9m

f) Regulations for stacked townhouses same as paragraph e) herein

12. RM1-688 (XX-2021) Crystal Beach Tennis and Yacht Club - Westerly Land along Erie Road

These lands are zoned "Residential Multiple 1 RM1-688 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-688 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
i. block townhouse dwellings
ii. stacked townhouse dwellings
iii. apartments

b) Minimum site density for all combined unit types shall be 25 un/ha.

c) Maximum site density for all combined unit types shall be 50 un/ha.

d) Regulations for block townhouses as per Section 14.3 except that:
i. min. unit frontage – 7.5m
ii. min. front yard – 4.5m (Erie Road)
iii. max. front yard setback - 6m (Erie Road)
iv. min. rear yard – 35m (south property line)
v. min. distance from dwelling to parking area – 6m
vi. min. int. side yard – 6m
vii. min. ext. side yard – 6m (to private road)
viii. max. building height - 3 storeys or 12m
ix. min. parking – 1 space per unit

e) Regulations for stacked townhouses same as paragraph d) herein except that:
i. max. building height - 3 storeys or 12m

g) Regulations for apartments per Section 15.3 except that:
i. min. lot area - 1.0 ha.
ii. min. lot area per dwelling unit – not applicable
iii. setback from Erie Road – min. 4.5m and max. 6m
iv. min. rear yard – 35m (south property line)
v. max. height - 3 storeys or 12m
vi. min. parking – 1 space per unit
vii. max. density – 50 un/ha

DRAFT

13. RM1-689 (XX-2021) Multiple Parcels between Crystal Beach Drive and Terrace Lane (3856, 0-15084, 0-15085 & 0-15086 Terrace Lane and 0-15097 Crystal Beach Drive)
These lands are zoned "Residential Multiple 1 RM1-689 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-689 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street townhouse dwellings
   iii. block townhouse dwellings
   iv. stacked townhouse dwellings
   v. apartments

b) Minimum site density for all combined unit types shall be 25 un/ha.

c) Maximum site density for all combined unit types shall be 50 un/ha.

d) Regulations for semi-detached as per Section 13.4 except that:
   i. min. unit frontage – 9m
   ii. min. lot area – 250 sq.m.
   iii. max. lot coverage - 50%
   iv. min. front yard – 4.5m and 6m to garage for lot fronting Crystal Beach Drive
   v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
   vi. min. rear yard - 6m
   vii. min. side yard – 1.5m
   viii. max. building height - 3 storeys or 12m from dwelling unit main floor grade
   ix. max. driveway width - 50% of unit width

e) Regulations for street townhouses as per Section 14.3 except that:
   i. min. unit frontage – 7.5m
   ii. min. lot area – 210 sq.m.
   iii. max. lot coverage - 50%
   iv. min. front yard – 4.5m and 6m to garage for lot fronting Crystal Beach Drive
   v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
   vi. min. rear yard - 6m
   vii. min. ext. side yard – 1.5m
   viii. max. building height - 3 storeys or 12m from dwelling unit main floor grade
   ix. max. driveway width - 50% of unit width

f) Regulations for block townhouses as per Section 14.3 except that:
   i. min. unit frontage – 6m
   ii. min. front yard – 6m to private road or parking area
   iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
   iv. min. side yard separation between buildings – 1.5m
   v. min. ext. side yard – 6.0m
   vi. max. building height - 3 storeys or 12m
   vii. max. density 50 un/ha

g) Regulations for stacked townhouses same as paragraph f) herein.

h) Regulations for apartment as per Section 15.3 except that:

DRAFT

i. min, lot area - 0.2600 ha. (excluding EP lands)
ii. min. lot area per dwelling unit – not applicable
iii. max. coverage - 50%
iv. min. front yard – 7.5m to garage for lot fronting Crystal Beach Drive
v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
vi. min. rear yard - 6m
vii. max. height - 3 storey or 12m from building main floor entrance grade
viii. max. density – 50 un/ha

14. RM1-690 (XX-2021) Vacant Lands Southeast Corner of Michener Rd. and Elmwood Ave. (0-17032 Elmwood Avenue)

These lands are zoned "Residential Multiple 1 RM1-690 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1(RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-690 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street townhouse dwellings
   iii. block townhouse dwellings
   iv. Stacked townhouses

b) Minimum site density for all combined unit types shall be 25 un/ha.

c) Maximum site density for all combined unit types shall be 50 un/ha.

d) Regulations for semi-detached as per Section 13.4 except that:
   i. max. height – 2 storeys (9m)

i) Regulations for street townhouses as per Section 14.3 except that:
   i. min. lot frontage – 7.5m
   ii. min. lot frontage corner lot – 9.5m
   iii. min. lot area – 210 sq.m.
   iv. max. lot coverage - 50%
   v. min. front yard – 4.5m and 6m to garage
   vi. min. rear yard - 6m
   vii. min. int. side yard – 1.5m
   viii. min. ext. side yard – 3m
   ix. max. building height 2 storeys or 9m
   x. max. driveway width - 50% of unit width
   xi. max. density 50 un/ha

g) Regulations for block townhouses as per Section 14.3 except that:
   i. min. unit frontage – 7.5m
   ii. min. front yard – 6m to private road or parking area
   iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
   iv. min. side yard separation between buildings – 3m
   v. min. ext. side yard – 6.0m
   vi. max. building height - 2 storeys or 9m
   vii. max. density 50 un/ha

DRAFT

h) Regulations for stacked townhouses same as paragraph g)

15. RM1-691 (XX-2021) 3901, 3899 and 3889 Rebstock Road (west of south-west corner of Rebstock and Ridgeway Road)

These lands are zoned “Residential Multiple 1 RM1-691 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-691 Zone” subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
   i. semi-detached dwellings
   ii. street townhouse dwellings
   iii. block and stacked townhouse dwellings

b) Minimum site density for all combined unit types shall be 50 un/ha.

c) Maximum site density for all combined unit types shall be 75 un/ha.

d) Regulations for semi-detached as per Section 13.4 except that:
   i. max. height – 2 storeys (9m)

e) Regulations for street townhouses as per Section 14.3 except that:
   i. min. lot frontage – 7.5m
   ii. min. lot frontage corner lot – 9.5m
   iii. min. lot area – 210 sq.m.
   iv. max. lot coverage - 50%
   v. min. front yard – 4.5m and 6m to garage
   vi. min. rear yard - 6m
   vii. min. int. side yard – 1.5m
   viii. min. ext. side yard – 3m
   ix. max. building height 3 storeys or 12m
   x. max. driveway width - 50% of unit width
   xi. max. density 50 un/ha

f) Regulations for block and stacked townhouses as per Section 14.3 except that:
   i. min. unit frontage – 7.5m
   ii. min. front yard – 6m to private road or parking area
   iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
   iv. min. side yard separation between buildings – 3m
   v. min. ext. side yard – 6.0m
   vi. max. building height - 3 storeys or 12m
   vii. max. density 50 un/ha

DRAFT

16. **RM1-692 (XX-2021) 3949 Farr Avenue, 4015 Farr Avenue, 3980 Michener Road, 15 and 19 Derby Road** *(Muni. Add. 3954 Michener Road)* **- Lands bound by Farr Avenue, Derby and Michener Roads.**

    These lands are zoned “Residential Multiple 1 RM1-692 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1-692 Zone” subject to the following special provisions:

    a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
       i. semi-detached dwellings
       ii. street townhouse dwellings
       iii. block and stacked townhouse dwellings

    b) Minimum site density for all combined unit types shall be 50 un/ha.

    c) Maximum site density for all combined unit types shall be 100 un/ha.

    d) Regulations for semi-detached as per Section 13.4 except that:
       i. max. height – 2 storeys (9m)

    e) Regulations for street townhouses as per Section 14.3 except that:
       xii. min. lot frontage – 7.5m
       xiii. min. lot frontage corner lot – 9.5m
       xiv. min. lot area – 210 sq.m.
       xv. max. lot coverage - 50%
       xvi. min. front yard – 4.5m and 6m to garage
       xvii. min. rear yard - 6m
       xviii. min. int. side yard – 1.5m
       xix. min. ext. side yard – 3m
       xx. max. building height 3 storeys or 12m
       xxi. max. driveway width - 50% of unit width
       xxii. max. density 100 un/ha

    f) Regulations for block and stacked townhouses as per Section 14.3 except that:
       viii. min. unit frontage – 7.5m
       ix. min. front yard – 6m to private road or parking area
       x. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
       xi. min. side yard separation between buildings – 3m
       xii. min. ext. side yard – 6.0m
       xiii. max. building height - 3 storeys or 12m
       xxiii. max. density 100 un/ha

That Zoning By-law No.129-90 as amended, is further amended by adding to Section 26B – “Core Mixed Use 2 (CMU2) Zone” for the following exceptions:

17. **CMU2-693 (XXX-2021) - Erie Road – North Side – Between 3952 Erie Road (incl.) and Oxford Avenue, up to Cambridge Road West / Park Place / Shannon Road South**
    These lands are zoned “Core Mixed Use 2-CMU2-693) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Core Mixed Use 2 (CMU2)

DRAFT

Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-CMU2-693 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

DRAFT

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 31m

i. max. height - 3 storeys or 12m
ii. min. height - 2 storeys or 9m
iii. all other lands beyond 31m - maximum 2 storeys or 9m
iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater that 2304m² and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

g) Notwithstanding the permitted uses of paragraph, a) herein, the lands municipally known as 266 Cambridge Road West (aka Cambridge Lane) may continue to be used for light manufacturing and assembly of rope, twine and other similar products within a fully enclosed building.

18. CMU2-694 (XX-2021) - Erie Road – North Side – east of Town Parking Lot - Between 3902 Erie Road (incl.) and 3916 Erie Road (incl.)

These lands are zoned "Core Mixed Use 2-CMU2-694 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-CMU2-694 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools

DRAFT

Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 24m
   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 24m - maximum 2 storeys or 9m
   iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater that 2304m² and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.

DRAFT

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

19. CMU2-695 (XX-2021) - Northwest corner of Erie Road and Belfast Road South – 3896 Erie Road

These lands are zoned "Core Mixed Use 2-695 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-695 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services

DRAFT

Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 24m
   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 24m - maximum 2 storeys or 9m
   iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater that 2304m² and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

20. CMU2-696 (XX-2021) – West side of Ridgeway Road, just north of Erie Road – 405 Ridgeway Road

These lands are zoned "Core Mixed Use 2-696 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-696 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

   Animal Hospital
   Bake shops
   Banks and Financial Institutions

DRAFT

Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the west limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 20m
   i. maximum height - 4 storeys or 16m
   ii. minimum height - 2 storeys or 9m

DRAFT

iii. all other lands beyond 20m - maximum 2 storeys or 9m

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

21. CMU2-697 (XX-2021) – Northwest corner of Erie Road and Ridgeway Road – 3878 Erie Road)

These lands are zoned "Core Mixed Use 2-697 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-697 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores

DRAFT

Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the west limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 42m
   i. maximum height – 4.5 storeys or 19m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 42m - maximum 3 storeys or 12m

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(l) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

22. CMU2-698 (XX-2021) – Northeast corner of Ridgeway Road and Ryan Avenue – 412 Ridgeway Road

These lands are zoned "Core Mixed Use 2-697 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-697 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

   Animal Hospital
   Bake shops
   Banks and Financial Institutions
   Brewer's Retail Outlets
   Business or Professional Offices
   Building Supply and Sales

DRAFT

Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the east limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 30m
   i. maximum height – 4.5 storeys or 19m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 30m - maximum 2 storeys or 9m

DRAFT

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

23. CMU2-699 (XX-2021) – Southeast corner of Ridgeway Road and Graeber Avenue – 404 Ridgeway Road

These lands are zoned "Core Mixed Use 2-699 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-699 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops

DRAFT

Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the east limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 24.4m
   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 24.4m - maximum 2 storeys or 9m

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

24. CMU2-700 (XX-2021) – East side of Belfast Road South between Erie Road and Cambridge Road East – 12, 16 & 18 Belfast Road South

These lands are zoned "Core Mixed Use 2-700 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-700 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

   Animal Hospital
   Bake shops
   Banks and Financial Institutions
   Brewer's Retail Outlets
   Business or Professional Offices
   Building Supply and Sales
   Candy Kitchen

DRAFT

Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height **as per paragraph c) herein**
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

DRAFT

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

25. CMU2-701 (XX-2021) – West side of Derby Road between Erie Road and Queens Circle

These lands are zoned "Core Mixed Use 2-701 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-701 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital
Bake shops
Banks and Financial Institutions
Brewer's Retail Outlets
Business or Professional Offices
Building Supply and Sales
Candy Kitchen
Catering Establishment
Clinics
Commercial Schools
Custom Brokers
Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor

DRAFT

Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height as per paragraph c) herein
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the west limit of the Derby Road street allowance at property line for a distance perpendicular of 24m
   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 24m - maximum 2 storeys or 9m.

d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

g) Notwithstanding the permitted uses of paragraph, a) herein, the lands municipally known as 145 Lincoln Road West may continue to be used for light manufacturing / prefabrication and assembly of building/home renovation related materials for contactor use with materials storage fully contained within the existing building.

26. CMU2-702 (XX-2021) – East side of Derby Road between Erie Road and Queens Circle

These lands are zoned "Core Mixed Use 2-702 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2-702 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

   Animal Hospital
   Bake shops
   Banks and Financial Institutions
   Brewer's Retail Outlets
   Business or Professional Offices
   Building Supply and Sales
   Candy Kitchen
   Catering Establishment
   Clinics
   Commercial Schools
   Custom Brokers

DRAFT

Day Nursery
Dry Cleaning Outlets
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Post Offices
Printing Establishments
Private parking lots
Private or Commercial Clubs
Public Libraries
Public Parking Garages
Public Parking Lots
Religious, Fraternal or Public Institutions
Retail Stores
Service Shops
Spa Services
Studios
Supermarkets
Taverns
Home occupations
Dwelling Units on floors above main floor
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height as per paragraph c) herein
   iv. minimum interior side yard adjacent to a residential zone – 1.5m

c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. **(Refer to Schedule "F" of By-law 129-90 for general illustration details)**

   Measured from the east limit of the Derby Road street allowance at property line for a distance perpendicular of 24m
   i. maximum height - 3 storeys or 12m
   ii. minimum height - 2 storeys or 9m
   iii. all other lands beyond 24m - maximum 2 storeys or 9m.

27. CMU2-703 (XX-2021) West end - Erie Road Corridor

These lands are zoned "Core Mixed Use 2 CMU2-703 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2 CMU2-703 Zone" subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

DRAFT

Bake shops
Brewer's Retail Outlets
Candy Kitchen
Day Nursery
Eating Establishments
Hotels
Laundries and Laundromats
LCBO Outlets
Personal Service Shops
Pharmacies
Places of Entertainment, Recreation or Assembly
Private parking lots
Private or Commercial Clubs
Public Parking Garages
Public Parking Lots
Retail Stores
Service Shops
Spa Services
Taverns
Home occupations
Dwelling Units on floors above main floor
Stand-alone commercial buildings
Uses, buildings and structures accessory to any permitted commercial use

b) Regulations as per Section 26B.3 except that:
   i. minimum front yard – 1.0m
   ii. minimum exterior side yard – 1.0m
   iii. building height - measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 31m **(Refer to Schedule "F" of By-law 129-90 for illustration details)**
      1) maximum height - 3 storeys or 12m
      2) minimum height - 2 storeys or 9m - except for standalone commercial which shall be permitted as 1 storey or 7.5m
      3) all other lands beyond 31m - maximum 2 storeys or 9m
   iv. minimum interior side yard adjacent to a residential zone – 1.5m
   v. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater that 2304m² and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.

c) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

d) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.

DRAFT

e) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.

f) Notwithstanding Section 6.50 a) and c), the property at 4130 Erie Road shall be subject to the following additional regulations:
   i. an outdoor patio used for the purpose of providing entertainment or amusement is permitted within 22 metres of a Residential Zone.
   ii. no part of any outdoor patio shall be used for the amplification of sound for entertainment or amusement created by radio, television or any other musical or sound producing source of whatever kind.
   iii. the maximum seating capacity of the outdoor patio shall be 90 persons.

28. CMU2-704 (XX-2021) - 4152 Erie Road

These lands are zoned “Core Mixed Use 2-CMU2-704 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2-704 Zone” subject to the following special provisions:

a) Notwithstanding the Zone Regulations in Section 26B.3, the mixed uses shall be subject to the following provisions:

i. Maximum lot coverage –No maximum

ii. Minimum Yard

1. Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil;
2. Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the side yard, one yard shall have a minimum width of 4.0m, the other yard shall have a minimum width of nil;
3. Where the yard abuts a street minimum 0.5 m; and
4. Where a yard abuts any residential zone minimum 7.5 m.

iii. Minimum Rear Yard

1. Where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.
   Where the building contains residential accommodation of one or more storeys in height, minimum 0.5m.
2. Where the yard abuts any Residential Zone, minimum 7.5m.
3. Where the yard abuts a street, minimum 0.5m.

iv. Maximum Building Height- 4 storeys

v. Minimum Landscaped Open Space -10%

vi. Parking and Parking Garage

1. To be located and accessed behind the front face of the building (Erie Road and Eastwood Avenue).

DRAFT

2. On and off-site parking permitted.
3. No parking required for commercial uses.

vii. Minimum Setback for covered parking structure under occupied structure- 0.5m

viii. Roof Pitch- 1 m in height to every 5m in depth.

ix. Urban Design

1. Porches/Balconies to be provided on the front face of Erie Road.
2. An entry feature is required to the building. A main front door is required along Erie Road.
3. Windows and doors must be arranged symmetrically along the front façade.
4. The entry must be raised above grade.
5. Upper Level windows should be embedded in the roof slope in the form of dormers.

b) Notwithstanding the General Commercial Zone Regulations in Section 18.2 (b) and (f), the subject lands shall be subject to the following provisions:

b) Location - In the same building as the permitted commercial use(s) and in other than the basement or cellar. Dwelling units shall be permitted to occupy a maximum of 49% of the ground floor area of buildings, provided that no part of such dwelling unit, except for the entranceway has frontage onto a public street.

f) Residential Open Space - A minimum of 3 sq. m. of open area by way of private open-air balconies shall be provided on-site for the exclusive use of each dwelling unit.

c) Notwithstanding the requirements of Subsection 6.20 D (i), ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0 m, where only one-way traffic is permitted and have a minimum width of 6 m but not more than 12m in perpendicular width where two-way traffic is permitted.

d) Notwithstanding the Permitted Uses in Section 26B.2, these lands may also be used for apartment dwellings subject to the zone regulations in Section 15.3 and shall be subject to the following provisions:

i. Minimum Lot Area- 40 sq.m per unit

ii. Minimum Lot Coverage- No maximum

iii. Minimum Front Yard Setback- 0.5 m from Schooley Road

iv. Minimum Side Yard Setback- 7.5 m from northerly residential zone

v. Minimum Exterior Side Yard Setback- 0.5 m from Erie Road

vi. Minimum Rear Yard- 0.5 m from Eastwood Avenue

vii. Maximum Building Height- 4 storeys

viii. Landscaped Area-For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 10 percent of the lot area as a landscaped area unused for access or

DRAFT

maneuvering space or parking space or any other purpose other than landscaped area and playground

ix. Roof Pitch- 1 m in height to every 5m in depth.

x. Parking and Parking Garages

1. Parking on the lot permitted in side yard only behind the front face of the building fronting onto Erie Road.
2. On and off-site parking permitted.

xi. Minimum Setback for covered parking under occupied structure- 0.5 m

xii. Urban Design

1. Porches/Balconies to be provided on the front face of Erie Road.
2. An entry feature is required to the building. A main front door is required along Erie Road.
3. Windows and doors must be arranged symmetrically along the front façade.
4. The entry must be raised above grade.
5. Upper Level windows should be embedded in the roof slope in the form of dormers.

e) Notwithstanding the Zone provisions in Section 15.4 (a) the Minimum Distance between any abutting residential zone and driving lanes or parking areas, no driving lane shall be closer than 1.5 metres to any lot line abutting any Residential Zone.

f) Notwithstanding the Permitted Uses in Section 26B.2, these lands may also be used for townhouse dwellings subject to the zone regulations in Section 14.3 and the following provisions:

i. Minimum Front Yard- 0.5 m from Schooley Road

ii. Minimum Exterior Side Yard -0.5 metres from Erie Road

iii. Minimum Setback from Residential Zone- 3m

iv. Minimum Rear Yard-7.5 m for units fronting onto Eastwood Avenue and 0.5 m from Eastwood Avenue for units fronting onto Erie Road

v. Maximum Building Height- 3 stories fronting onto Erie Road and 3 storeys fronting onto Eastwood Avenue

vi. Minimum Distance between buildings on same lot- 6m, except 3m between end walls and 6m between an end wall and a rear wall

vii. Maximum Density- 60 units/ha (viii) Maximum Lot Coverage-70%

viii. Minimum Landscaped Area-5% for block townhouses and 30% for street townhouses

ix. Privacy Areas- Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 3 m or by way of open-air balcony or patio.

DRAFT

x. Parking and Parking Garage1. located behind the front face of the building for units fronting onto Erie Road. 2. 6 m to the garage for lots fronting onto Eastwood Avenue.

xi. Minimum Setback covered parking under occupied structure- 0.5m

xii. Roof Pitch- 1 m in height to every 5m in depth.

xiii. Distance from building to internal driveways and parking areas- Any front or rear face of any townhouse shall be no closer than 0m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 0m to an internal driveway or parking area

xiv. Planting strips-0m

xv. Urban Design

1. Porches/Balconies to be provided on the front face of Erie Road.
2. An entry feature is required to the building. A main front door is required along Erie Road.
3. Windows and doors must be arranged symmetrically along the front façade.
4. The entry must be raised above grade.
5. Upper Level windows should be embedded in the roof slope in the form of dormers.

g) Notwithstanding the provisions in Section 6.40, the subject lands shall be subject to the following special provisions:

Notwithstanding the yard provisions of this By-law to the contrary, porches, balconies, and patios may project into required yards in residential zones as follows:

	Height of Platform		
	0 m to 0.5 m Above grade (uncovered)	Between 0.5 m and 1.5 m or covered 0 m to 0.5 m above grade	Above 1.5 m above grade
Minimum setback to exterior side lot line	0 m	0 m	0 m
Minimum setback to interior side lot line	Required building setback		
Minimum setback to rear lot line	0 m	0 m	0 m
Minimum setback to front lot line	0 m	0 m	0 m

DRAFT

That Zoning By-law No.129-90 as amended, is further amended by adding to Section 19 – "Local Commercial (C1) Zone" for the following exceptions:

29. C1-705 (XX-2021) - 74 Queen's Circle

These lands are zoned "Local Commercial C1-705 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-705 Zone" subject to the following additional special provisions:

a) minimum easterly interior side yard setback shall not be less than 0.64 metres
b) minimum rear yard setback shall not be less than 0.82 metres.
c) minimum front yard setback shall not be less than 2.5 metres.
d) minimum westerly exterior side yard setback shall not be less than 1.08 metres
e) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for an eating establishment and take-out restaurant.
f) that notwithstanding the requirements of Subsection 18.2 General Commercial Provisions, one dwelling unit shall be permitted on the ground floor with a maximum floor area of 176 square metres
g) that notwithstanding the requirements of Subsection 6.20 (I) Parking Area Location on the Lot, the parking area shall not be located closer than 0 metres to the northerly property line and 1.1 metres to the easterly street line
h) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677

30. C1-706 (XX-2021) - 2 Queen's Circle

These lands are zoned "Local Commercial C1-706 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-706 Zone" subject to the following additional special provisions:

a) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for a Post Office.
b) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677

31. C1-707 (XX-2021) - 6 Queen's Circle

These lands are zoned "Local Commercial C1-707 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-707 Zone" subject to the following special provisions:

a) that notwithstanding the permitted uses set out in Subsection 19.2, these lands may only be used for:

DRAFT

i. Personal Service Shop
ii. Professional or Business Offices
iii. Dwelling Unit

b) that notwithstanding the regulations of Subsection 19.3, a residential dwelling is permitted on part of the main floor
c) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677

That Zoning By-law No.129-90 as amended, is further amended by adding to Section 33 – "Open Space (OS) Zone" for the following exceptions:

32. OS-710 (XX-2021) - 99 & 109 Ridge Road South (Crystal Ridge Park), and 0-17073 & 0-17074 Ashwood Avenue (Elizabeth Street Park)

These lands are zoned "Open Space OS-710 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Open Space (OS) Zone" by this by-law shall apply to those lands zoned "Open Space OS-710 Zone"

33. OS-711 (XX-2021) - 4155 (in part) Erie Road (Bay Beach Waterfront Park)

That: Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands described as Ba y Beach, 4155 Erie Road and zoned "General Commercial Holding C2-427 (H)" through By-law No. 26-10, from "General Commercial Holding C2-427 (H)" to "Open Space OS-711 Zone".

1. "Open Space OS-711 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Open Space (OS) Zone" by this by-law shall apply to those lands zoned "Open Space OS-B711 Zone" subject to the following special regulation:

a) Notwithstanding the list of Permitted Uses in Section 33.2, these lands shall only be used for a public waterfront park.

34. OS-712 (XX-2021) 4168 Erie Road – Open Space

These lands are zoned "Open Space OS-712 Zone" and all of the provisions that relate to lands zoned "Open Space OS Zone" by this by-law shall apply to those lands zoned " Open Space OS-712 Zone " subject to the following special provisions:

a) that notwithstanding the permitted uses set out in Subsection 33.2, these lands may also be used for a public parking lot.

35. OS-713 (XX-2021) 0-16255 Lincoln Road West – Open Space

These lands are zoned "Open Space OS-713 Zone" and all of the provisions that relate to lands zoned "Open Space OS Zone" by this by-law shall apply to those lands zoned " Open Space OS-713 Zone " subject to the following special provisions:

b) that notwithstanding the permitted uses set out in Subsection 33.2, these lands may also be used for a public parking lot.

DRAFT

That Zoning By-law No.129-90 as amended, is further amended by adding to Section 12B – "Residential 2B (R2B) Zone" for the following exceptions:

36. R2B-714 (XX-2021) - 316 Ridgeway Road

These lands are zoned "Residential 2B-714 Zone" and all of the provisions that relate to lands zoned "Residential 2B (R2B) Zone" by this by-law shall apply to those lands zoned " Residential 2B-714 Zone " except:

g) That in addition these lands are permitted to continue operating the existing use (welding/fabrication shop).

h) That in addition these lands are retail and similar uses as listed under the Section 19 - Local Commercial (C1) Zone, 19.2 Permitted Uses. These uses include the following:

- Convenience retail stores
- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Bake Shops
- Spa Services
- Dwelling Units
- Uses, buildings and structures accessory to a permitted use, excluding open storage

37. That "Map 8" and "Map D-6" of Schedule "A" to Zoning By-law No. 129-90 as amended, are repealed and replaced with "Schedule A1-A5" attached hereto as "Appendix "1".

38. That "Schedule F – Building Height Illustration for CMU2-(Site Specific) Zones Along Erie Road, Derby Road and Ridgeway Road" be added to the list of Schedules of Zoning By-law No. 129-90 as amended.

39. That the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or the schedules after the passage of this by-law.

Read a first, second and third time and finally passed this XX^{XX} day of Month, 2021.

_____
Mayor

_____
Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true certified copy of By-law No. XX-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 2021

DRAFT

DRAFT

TOWN OF FORT ERIE OFFICIAL PLAN

PROVINCIAL COMPLIANCE
WITHIN THE URBAN AREA

LEGEND

- Secondary Plan Limit (Urban Area Boundary)
- Built-Up Area (Growth Plan Designation)
- Greenfield (not built-up yet)
- Residential Intensification
- Core Mixed Use Intensification
- Additions to the Built Boundary

The Province of Ontario produced mapping in 2008 to illustrate lands that were determined to be Built-up Area of municipal urban areas. Mapping produced did not account for prior approved and registered plans of subdivision that would not have appeared on aerial photography at that time, but would not preclude approved subdivisions from proceeding as approved. The changes shown on this plan reflect registered plans the predate the Provincial mapping exercise.

INSET MAP

FARR AVENUE
MICHENER ROAD
DERBY ROAD
WELLINGTON COURT
ELMWOOD AVENUE
REBSTOCK ROAD
BREWSTER ROAD
RIDGE ROAD SOUTH
CHARLOTTE STREET
ROCHELLE CRESCENT
FRANCES STREET
CRYSTAL RIDGE PARK
FUTURE FIRE HALL
ST GEORGE COURT
HETRAM COURT
LAKEWOOD AVENUE
WESTWOOD AVENUE
SMALLS ROAD
ELIZABETH ROAD
CRYSTAL PLACE
ALEXANDRA ROAD
VICTORIA ROAD
DERBY ROAD
BRUNSWICK AVENUE
ROXBOROUGH AVENUE
MATHEWSON AVENUE
HELEN STREET
CONCORD AVENUE
FERNWOOD LANE
LYNWOOD LANE
FAIRFIELD AVENUE
GRIFFIN AVENUE
CRYSTAL BEACH DRIVE
GLENDALE AVENUE
GRAEBER AVENUE
DOVERCOURT RD.
RIDGEWAY ROAD
HAZELWOOD AVENUE
WILLOWWOOD AVENUE
CHERRYHILL BOULEVARD S.
ROSEWOOD AVENUE
GLENSPRING ROAD
BEECHWOOD AVENUE
EASTWOOD AVENUE
SCHOLEY ROAD
GLENOLDEN LANE
BIRCHWOOD RD
CHERRYWOOD AVE
OAKWOOD AVE
LAKEWOOD AVE
WESTWOOD AVE
ELMWOOD AVE
CONWAY PLACE
CAMBRIDGE RD. W.
CAMBRIDGE RD. E.
FYFAH AVENUE
ERIE ROAD
BAY BEACH WATERFRONT PARK
CRYSTAL BEACH DR.
TERRACE LANE
CRYSTAL BEACH WATERFRONT PARK
JOIN LINE
POINT ABINO ROAD SOUTH
L A K E E R I E

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

N W E S

DATE: DRAFT FOR REVIEW August 24, 2021
SCALE: N.T.S
DRAWN: PCW

SCHEDULE
CB-1

TOWN OF FORT ERIE OFFICIAL PLAN

LAND USE PLAN

LEGEND

- Secondary Plan Limit (Urban Area Boundary)
- Waterfront Residential See 4.22.7
- Low Density
- Medium Density
- Core Mixed Use
- Commercial
- Institutional
- Open Space
- Environmental Protection
- Environmental Conservation Overlay
- Conceptual Road

INSET MAP

JOIN LINE

JOIN LINE

ERIE ROAD

POINT ABINO ROAD SOUTH

MICHENER ROAD

FARR AVENUE

REBSTOCK ROAD

WELLINGTON COURT

CRYSTAL RIDGE PARK

CHARLOTTE STREET

RIDGE ROAD SOUTH

ROCHELLE CRESCENT

FRANCES STREET

FUTURE FIRE HALL

BREWSTER ROAD

ST GEORGE COURT

See 4.22.9.8

See 4.22.9.13

See 4.22.9.7

See 4.22.9.6

See 4.22.9.5

See 4.22.9.4

See 4.22.9.4

See 4.22.9.3

See 4.22.9.9

See 4.22.9.16

HEYWOOD COURT

LAKEWOOD AVENUE

REBSTOCK AVENUE

SMALLS ROAD

ELIZABETH ROAD

ALEXANDRA ROAD

CRYSTAL PLAZA

CLOCK TOWER

ELMWOOD AVENUE

VICTORIA ROAD

ROSEWAY ROAD

BRUNSWICK AVENUE

ROXBOROUGH AVENUE

See 4.22.9.10

See 4.22.9.2

MATHEWSON AVENUE

HIGH STREET

ROSE GLEN ROAD NORTH

HEATHER COURT

HOLLY COURT

CHERRYHILL BOULEVARD SOUTH

ROSEWOOD AVENUE

GLENSPRING ROAD

GLENOLDEN LANE

BEECHWOOD AVENUE

See 4.22.9.1

See 4.22.10.1

FERNWOOD LANE

LYNWOOD LANE

CONCORD AVENUE

FAIRFIELD AVENUE

GRIFFIN AVENUE

GLENDALE AVENUE

CRYSTAL BEACH DRIVE

GRAEBNER AVENUE

See 4.22.10.3

See 4.22.9.12

See 4.22.9.11

See 4.22.9.15

See 4.22.14.1

CRYSTAL BEACH DRL

BAY BEACH WATERFRONT PARK

CRYSTAL BEACH WATERFRONT PARK

L A K E E R I E

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

N W E S

DATE: DRAFT FOR REVIEW August 24, 2021

SCALE: N.T.S

DRAWN: PCW

SCHEDULE

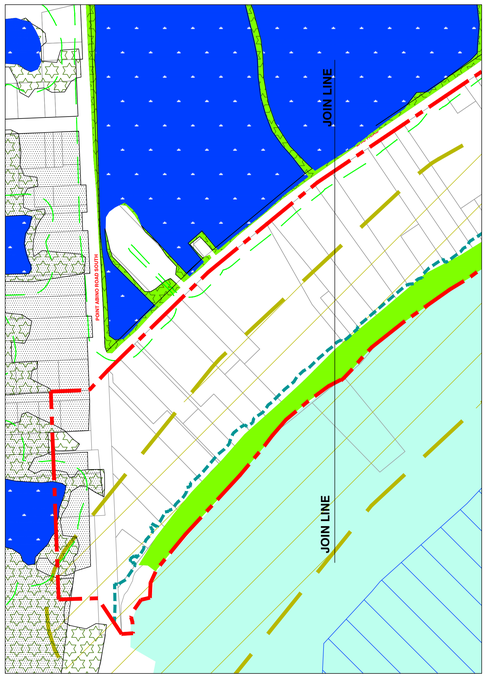
CB-2

TOWN OF FORT ERIE OFFICIAL PLAN

NATURAL FEATURES, NATURAL HAZARDS & FISH HABITAT

LEGEND

- Secondary Plan Limit (Urban Area Boundary)
- Hazard Lands Limit
- Environmental Conservation Overlay
- Provincially Significant Wetland & 30m Buffer
- Environmental Corridors
- Woodlands
- Significant Natural Area
- Critical Fish Habitat



INSET MAP

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

N W E S

DATE: DRAFT FOR REVIEW August 24, 2021

SCALE: N.T.S

DRAWN: PCW

SCHEDULE **CB-3**

TOWN OF FORT ERIE OFFICIAL PLAN

PARKS and OPEN SPACE

LEGEND

- Secondary Plan Limit (Urban Area Boundary)
- Neighbourhood Park Radii
- Waterfront Park & Waterfront Windows
- Community Park
- NP — Neighbourhood Park
- SP — Specialized Park
- WL — Woodland over 2ha
- LC — Open Space - Linear Connection
- C — Open Space - Cemetery
- SWM — Open Space - SWM
- OS — Open Space - Other
- EC — Environmental Corridors

INSET MAP

JOIN LINE

JOIN LINE

LAKE ERIE

RIDGEWAY MEMORIAL CEMETERY

CRYSTAL RIDGE PARK

BAY BEACH WATERFRONT PARK

CRYSTAL BEACH WATERFRONT PARK

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

DATE: DRAFT FOR REVIEW August 24, 2021

SCALE: N.T.S

DRAWN: PCW

SCHEDULE **CB-4**

TOWN OF FORT ERIE OFFICIAL PLAN

TRANSPORTATION SYSTEMS
ROADS and TRANSIT NETWORK

LEGEND

Secondary Plan Limit (Urban Area Boundary)

Roads

- Existing Municipal Collector Roads
- Existing Municipal Local Roads
- Approved Municipal Roads
- Existing Public Laneway
- Existing Private Road
- Approved Private Road
- Conceptual Road

Transit Routes and Stops

- Current Transit Route (schematic)
- T — Approved Transit Stop (approx.)

Gateways

- G — Gateway Area (schematic)

INSET MAP

FARR AVENUE
FARR AVE.
MICHENER ROAD
WELLINGTON COURT
WELLINGTON ROAD
DERBY ROAD
ELMWOOD AVENUE
RIDGE ROAD SOUTH
CHARLOTTE STREET
ROCHELLE CRESCENT
FRANCES ST.
CRYSTAL RIDGE PARK
PROSPECT POINT ROAD SOUTH
BREWSTER ROAD
ST GEORGE COURT
REBSTOCK ROAD
HETRAM COURT
LAKEWOOD AVENUE
WESTWOOD AVENUE
SMALLS ROAD
ELIZABETH ROAD
CRYSTAL PLAZA
DEVON PLACE
ALEXANDRA ROAD
VICTORIA ROAD
RIDGEWAY ROAD
BRUNSWICK AVENUE
ROXBOROUGH AVENUE
MATHEWSON AVENUE
CONCORD AVENUE
FERNWOOD LN.
LYNWOOD LN.
FAIRFIELD AVENUE
HELEN STREET
GRIFFIN AVENUE
GLENDALE AVENUE
DOVERCOURT RD.
GRAEBER AVENUE
RYAN AVENUE
CRYSTAL BEACH DRIVE
RIDGE ROAD SOUTH
HAZELWOOD AVENUE
WILLOWWOOD AVENUE
CHERRYHILL BOULEVARD S.
ROSEWOOD AVENUE
GLENSPRING ROAD
GLENSPRING ROAD
GLENOLDEN LN
BEECHWOOD AVENUE
EASTWOOD AVENUE
SCHOOLEY ROAD
BIRCHWOOD RD.
BIRCHWOOD RD
CHERRYWOOD AVE.
ASHWOOD AVE.
OAKWOOD AVE.
ELMWOOD AVE.
MAPLEWOOD AVE.
OXFORD AVE.
CAMBRIDGE RD. W.
CAMBRIDGE RD. E.
CONWAY PLACE
CRESCENT
GENEVA CIRCLE
ERIE ROAD
BAY BEACH WATERFRONT PARK
CRYSTAL BEACH DR.
TERRACE LANE
CRYSTAL BEACH WATERFRONT PARK
JOIN LINE
POINT ABINO ROAD SOUTH
ERIE ROAD
JOIN LINE

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

DATE: DRAFT FOR REVIEW August 24, 2021
SCALE: N.T.S
DRAWN: PCW

SCHEDULE
CB-5

TOWN OF FORT ERIE OFFICIAL PLAN

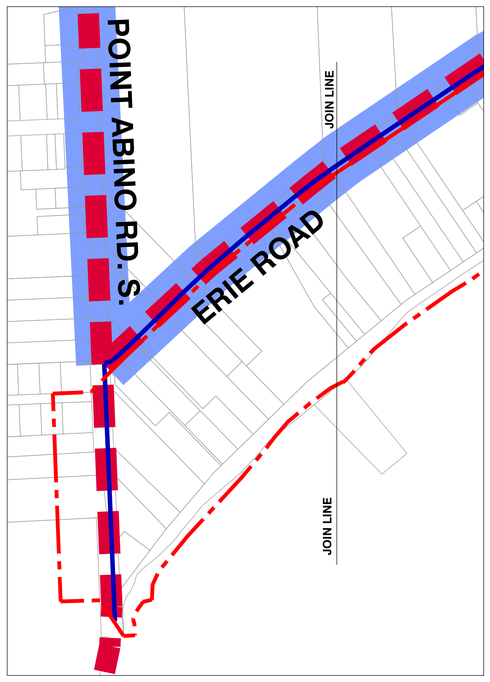
TRANSPORTATION SYSTEMS
ACTIVE TRANSPORTATION NETWORK

LEGEND

Secondary Plan Limit (Urban Area Boundary)

Active Transportation

- Niagara Region Identified Cycling Network
- In-Boulevard Multi-Use Trail
- Buffered Bike Lane
- Buffered Paved Shoulder
- Paved Shoulder
- Signed Bike Route with Sharrow
- Signed Bike Route
- Existing Sidewalk
- Potential / Future Sidewalk
- Linear Connection - Other



INSET MAP

MICHENER ROAD
FARR AVENUE
REBSTOCK ROAD
REBSTOCK ROAD
SCHOOLEY ROAD
RIDGEWAY ROAD
RIDGE ROAD SOUTH
PROSPECT POINT ROAD SOUTH
ERIE ROAD
ERIE ROAD
CRYSTAL BEACH DR.
JOIN LINE

DRAFT

CRYSTAL BEACH SECONDARY PLAN

PLANNING & DEVELOPMENT SERVICES

N W E S

DATE: DRAFT FOR REVIEW August 24, 2021

SCALE: N.T.S

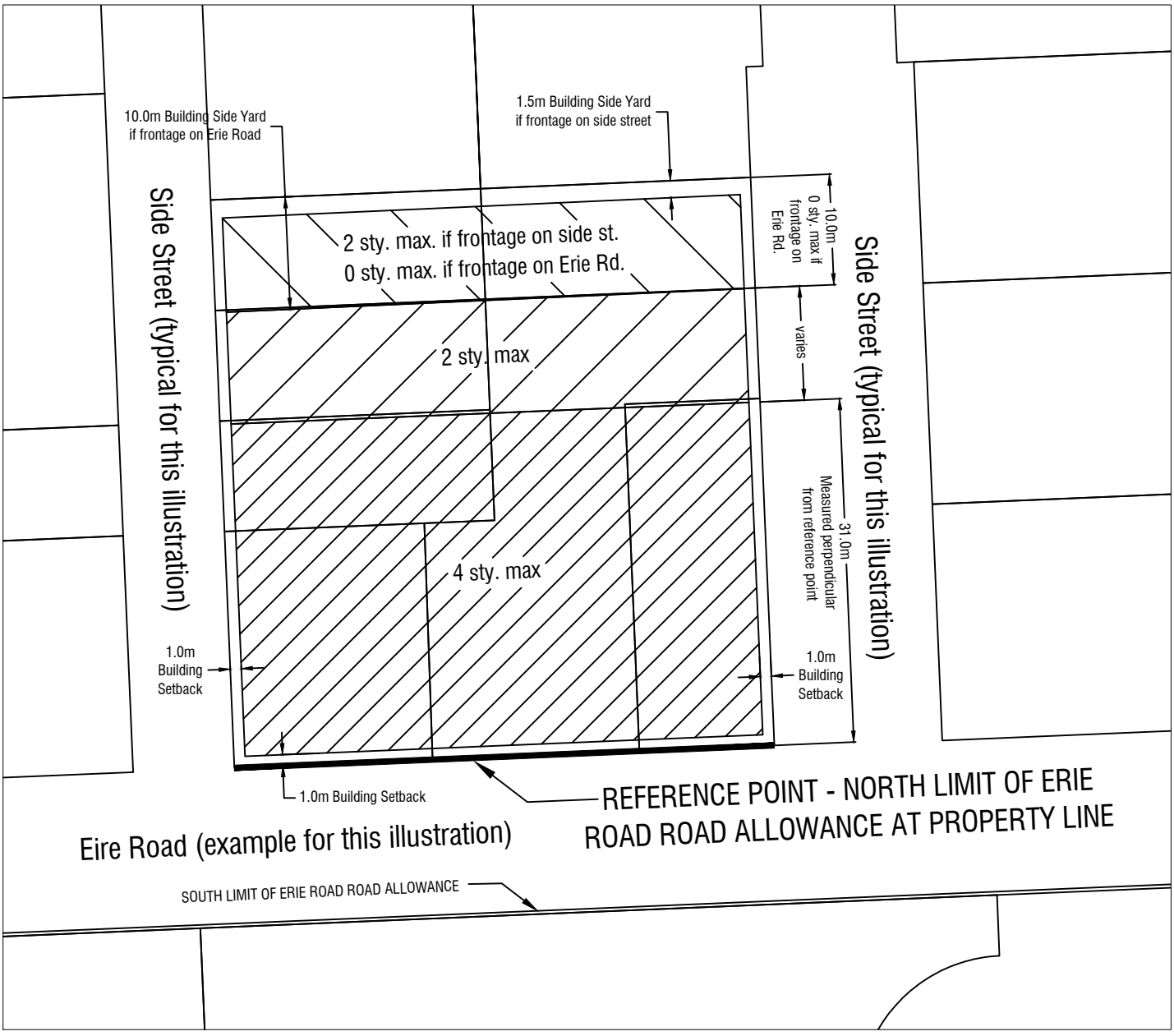
DRAWN: PCW

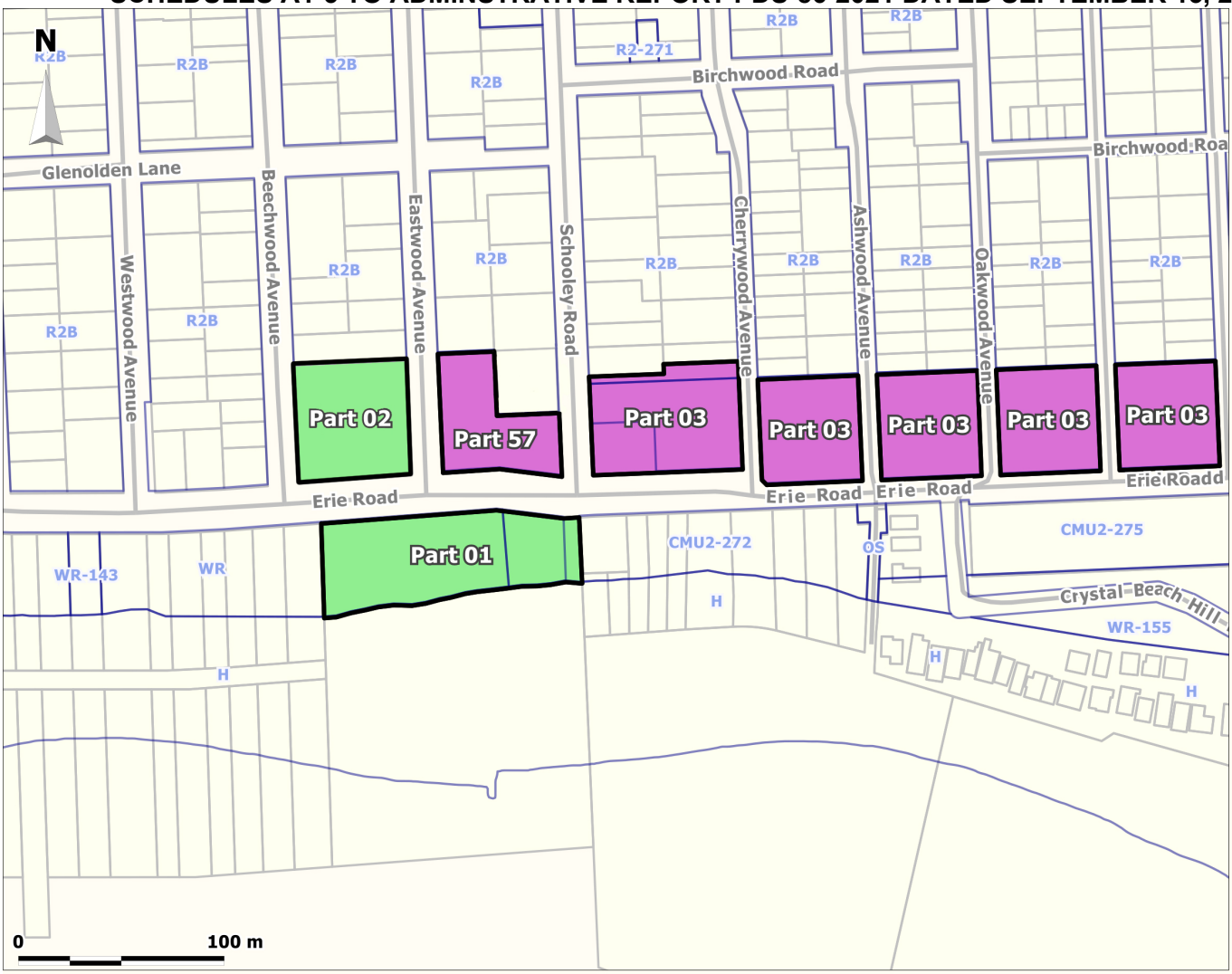
SCHEDULE **CB-6**

SCHEDULE 'F' – BUILDING HEIGHT ILLUSTRATION FOR CMU2-XXX ZONES ALONG ERIE ROAD, DERBY ROAD AND RIDGEWAY ROAD
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

The following illustration is supplied for EXAMPLE purposes to help with interpretation of the CONTROLLING setback being applied along several roads in Crystal Beach's main roads. Details of setbacks and the roads the Controlling Setback applies to are found under Site Specific Core Mixed Use Zones CMU2-693, CMU2-694, CMU2-695, CMU2-696, CMU2-697, CMU2-698, CMU2-699, CMU2-700, CMU2-701, CMU2-702 and CMU2-703 as implemented by By-law XXX-2021.

The illustration is typical and guide most instances where the Controlling Setback is applied. However, each specific site or collection of sites must be reviewed independently and structured on the various properties affected by the setback.



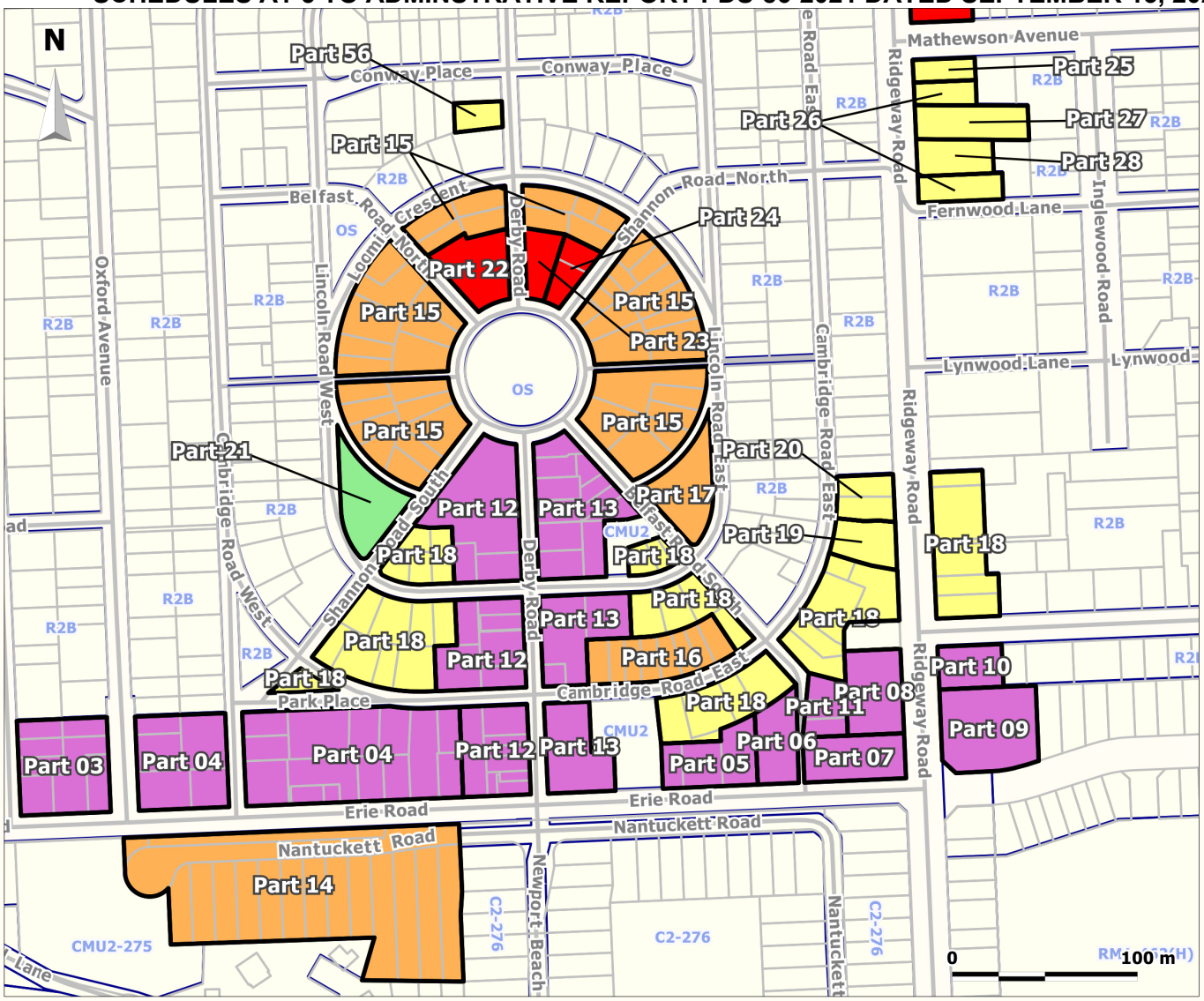


Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan Schedule A-1

- Part 01 - General Commercial C2 Zone to Open Space OS-711 Zone
- Part 02 - General Commercial C2 Zone to Open Space OS-712 Zone
- Part 03 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-703 Zone
- Part 57 - General Commercial C2-555 Zone to Core Mixed Use 2 CMU2-704 Zone

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO Our Focus: Your Future



Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan Schedule A-2a

- Part 03 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-703 Zone
- Part 04 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-693 Zone
- Part 05 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-694 Zone
- Part 06 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-695 Zone
- Part 07 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-697 Zone
- Part 08 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-696 Zone
- Part 09 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-698 Zone
- Part 10 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-699 Zone
- Part 11 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-700 Zone
- Part 12 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-701 Zone
- Part 13 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-702 Zone
- Part 14 - General Commercial C2-276 Zone to Residential Multiple 1 RM1-688 Zone
- Part 15 - Core Mixed Use 2 CMU2 Zone to Residential Multiple 1 RM1-677 Zone

Please see reverse for remainder of Parts .../2

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO Our Focus: Your Future

SCHEDULES A1-5 TO ADMINSTRATIVE REPORT PDS-86-2021 DATED SEPTEMBER 13, 2021

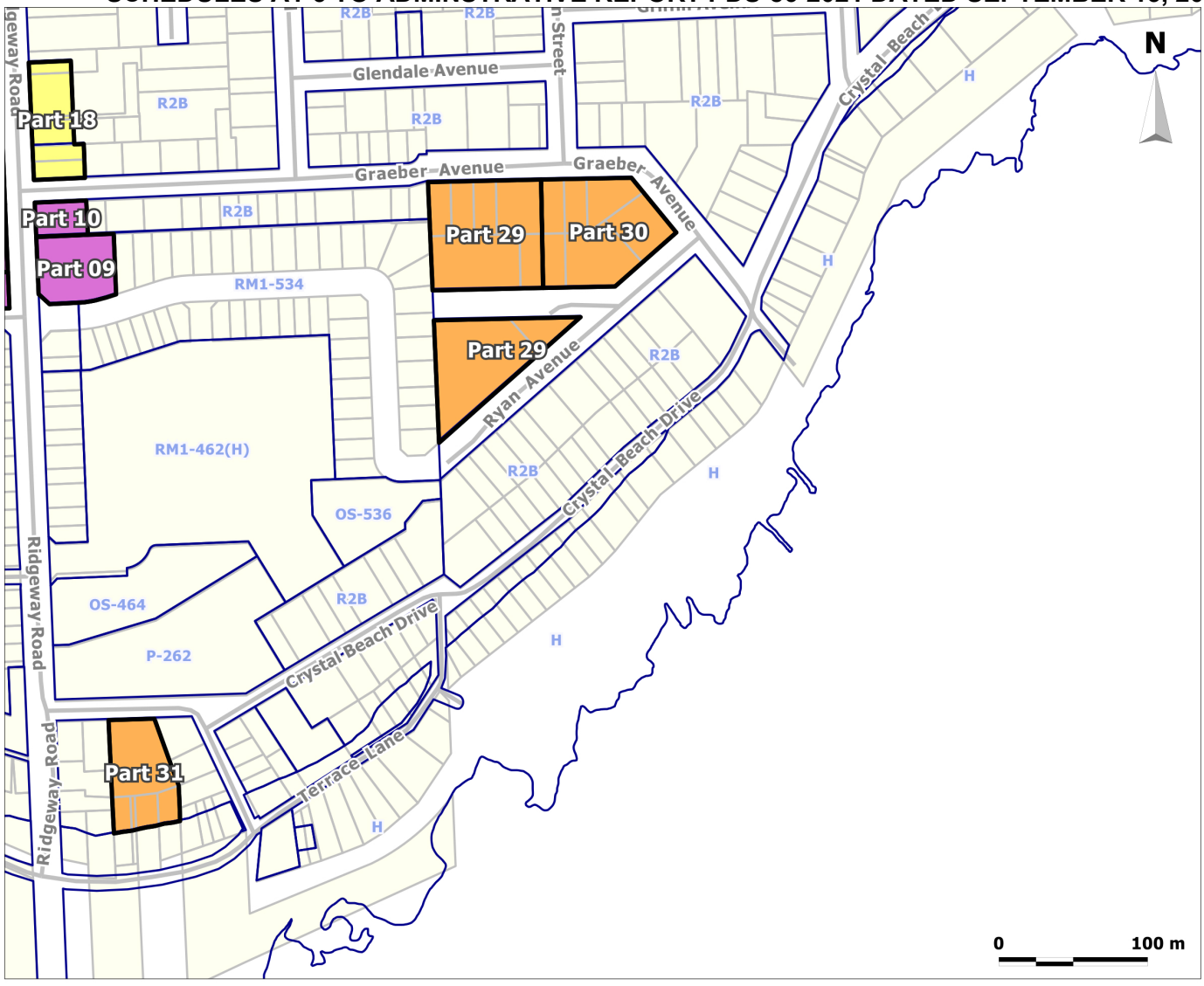
Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan

Schedule A-2 b

- Part 16 - Core Mixed Use 2 CMU2-325 Zone to Residential Multiple 1
- Part 17 - Core Mixed Use 2 CMU2-241 Zone to Residential Multiple 1
- Part 18 - Core Mixed Use 2 CMU2 Zone to Residential 2B R2B-733 Zone
- Part 19 - Core Mixed Use 2 CMU2-388 Zone to Residential 2
- Part 20 - Core Mixed Use 2 CMU2-261 Zone to Residential 2
- Part 21 - Open Space OS Zone to Open Space OS-713 Zone
- Part 22 - Core Mixed Use 2 CMU2 Zone to Local Commercial C1-705 Zone
- Part 23 - Core Mixed Use 2 CMU2 Zone to Local Commercial C1-706 Zone
- Part 24 - Core Mixed Use 2 CMU2 Zone to Local Commercial C1-707 Zone
- Part 25 - Neighbourhood Development ND Zone to Residential 2A
- Part 26 - Neighbourhood Development ND Zone to Residential 2A R2A-732 Zone
- Part 27 - Neighbourhood Development ND Zone to Residential 3 R3-676 Zone
- Part 28 - Neighbourhood Development ND Zone to Residential 2B R2B-734 Zone
- Part 56 - Local Commercial C1 Zone to Residential 2B

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO
Our Focus: Your Future

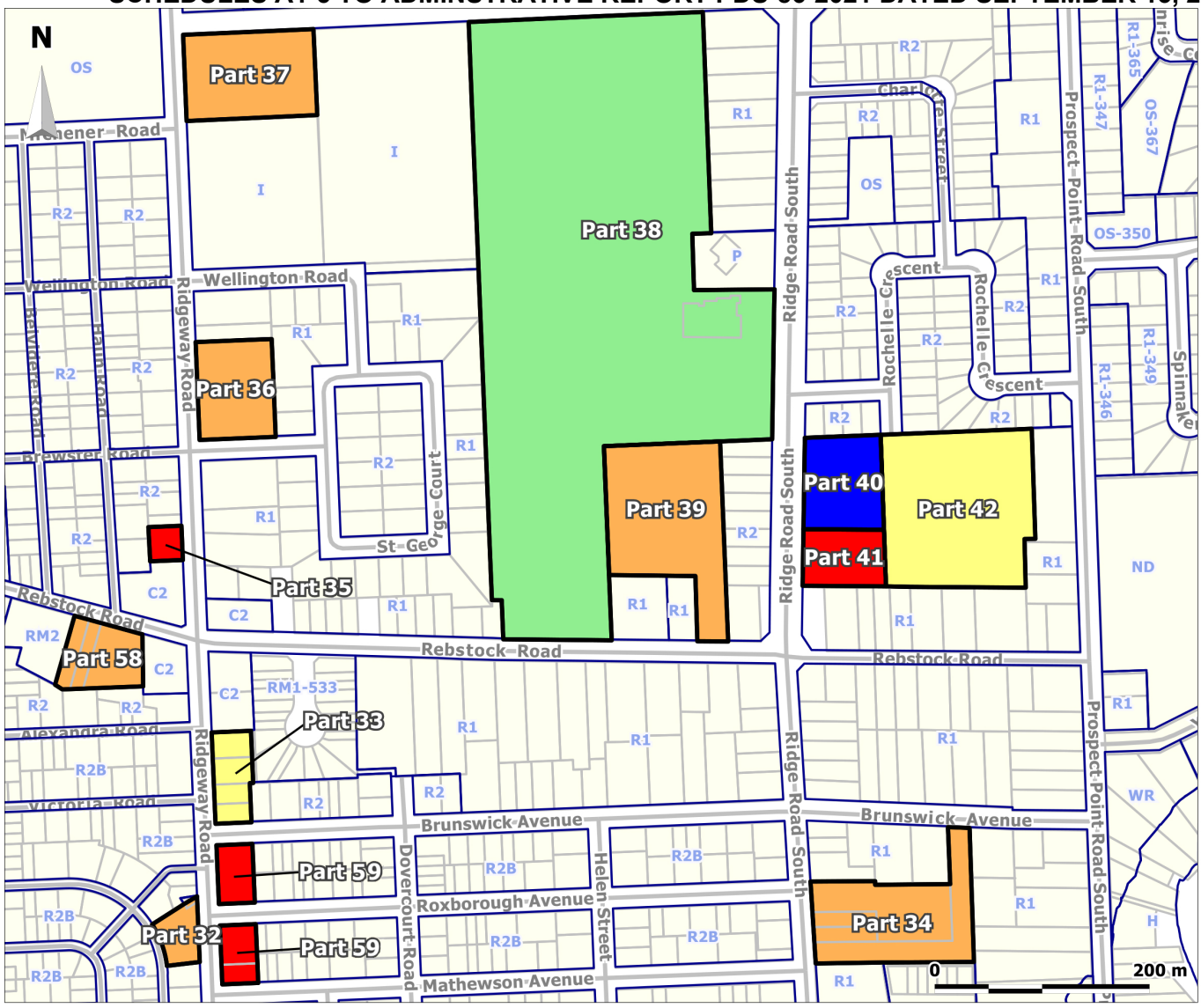


Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan Schedule A-3

- Part 09 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-698 Zone
- Part 10 - Core Mixed Use 2 CMU2 Zone to Core Mixed Use 2 CMU2-699 Zone
- Part 18 - Core Mixed Use 2 CMU2 Zone to Residential 2B R2B-674 Zone
- Part 29 - Residential 2B R2B Zone to Residential Multiple 1 R2B-686 Zone
- Part 30 - Residential 2B R2B Zone to Residential Multiple 1 RM1-687 Zone
- Part 31 - Residential 2B R2B Zone to Residential Multiple 1 RM1-689 Zone

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO Our Focus: Your Future

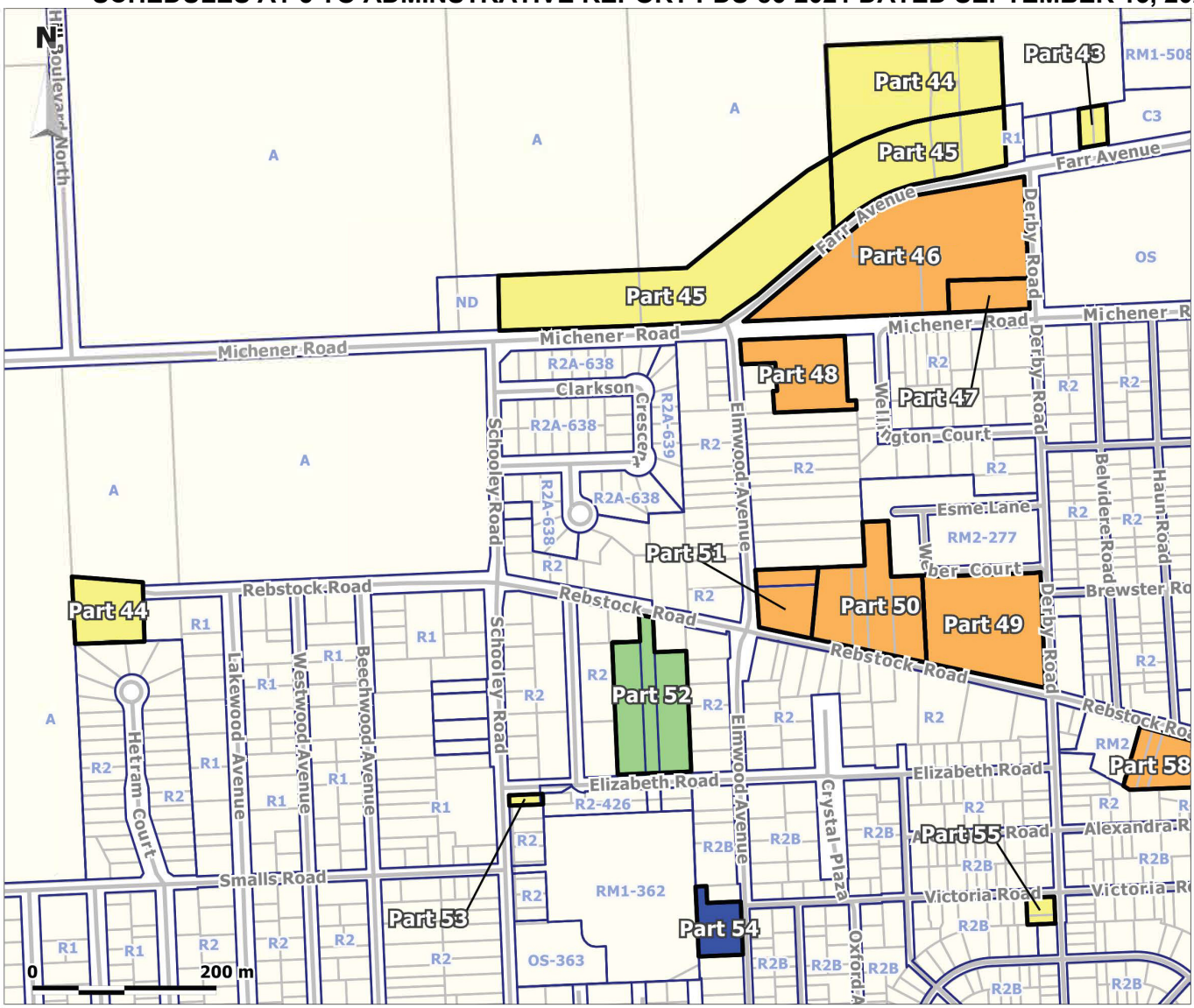


Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan Schedule A-4

- Part 59 - Neighbourhood Development ND Zone to General Commercial C2
- Part 32 - Public P Zone to Residential Multiple 1 RM1-679 Zone
- Part 33 - Neighbourhood Development ND Zone to Residential 2 R2-731 Zone
- Part 34 - Residential 1 R1 Zone to Residential Multiple 1 RM1-685 Zone
- Part 35 - Residential 2 R2 Zone to General Commercial C2
- Part 36 - Highway Commercial C3 Zone to Residential Multiple 1 RM1-682 Zone
- Part 37 - Neighbourhood Development ND Zone to Residential Multiple 1 RM1-683 Zone
- Part 38 - Public P Zone to Open Space OS-710 Zone
- Part 39 - Neighbourhood Development ND Zone to Residential Multiple 1 RM1-684 Zone
- Part 40 - Neighbourhood Development ND Zone to Institutional I
- Part 41 - Neighbourhood Development ND Zone to General Commercial C2
- Part 42 - Neighbourhood Development ND Zone to Residential 2 R2
- Part 58 - Residential 2 R2 Zone to Residential Multiple 1 RM1-691 Zone

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO Our Focus: Your Future



Amendment to Zoning By-law 129-90 Implementing the Crystal Beach Secondary Plan Schedule A-5

- Part 43 - Open Space OS Zone to Residential 2 R2
- Part 44 - Agricultural A Zone to Residential 1 R1
- Part 45 - Neighbourhood Development ND Zone to Residential 1 R1
- Part 46 - Neighbourhood Development ND Zone to Residential Multiple 1 RM1-692 Zone
- Part 47 - Residential Multiple 2 RM2-226 Zone to Residential Multiple 1 RM1
- Part 48 - Residential 2 R2 Zone to Residential Multiple 1 RM1-690 Zone
- Part 49 - Residential Multiple 1 RM1-617 Zone to Residential Multiple 1 RM1-680 Zone
- Part 50 - Residential 2 R2 Zone to Residential Multiple 1 RM1-681 Zone
- Part 51 - General Commercial C2 Zone to Residential Multiple 1 RM1-678 Zone
- Part 52 - Residential 2 R2 Zone to Open Space OS
- Part 53 - Neighbourhood Development ND Zone to Residential 2 R2
- Part 54 - Neighbourhood Development ND Zone to Institutional I
- Part 55 - General Commercial C2 Zone to Residential 2B R2B Zone R2B

Planning & Development Services
Map created August 24, 2021

FORT ERIE ONTARIO Our Focus: Your Future