

Town of Fort Erie WATERFRONT STRATEGY

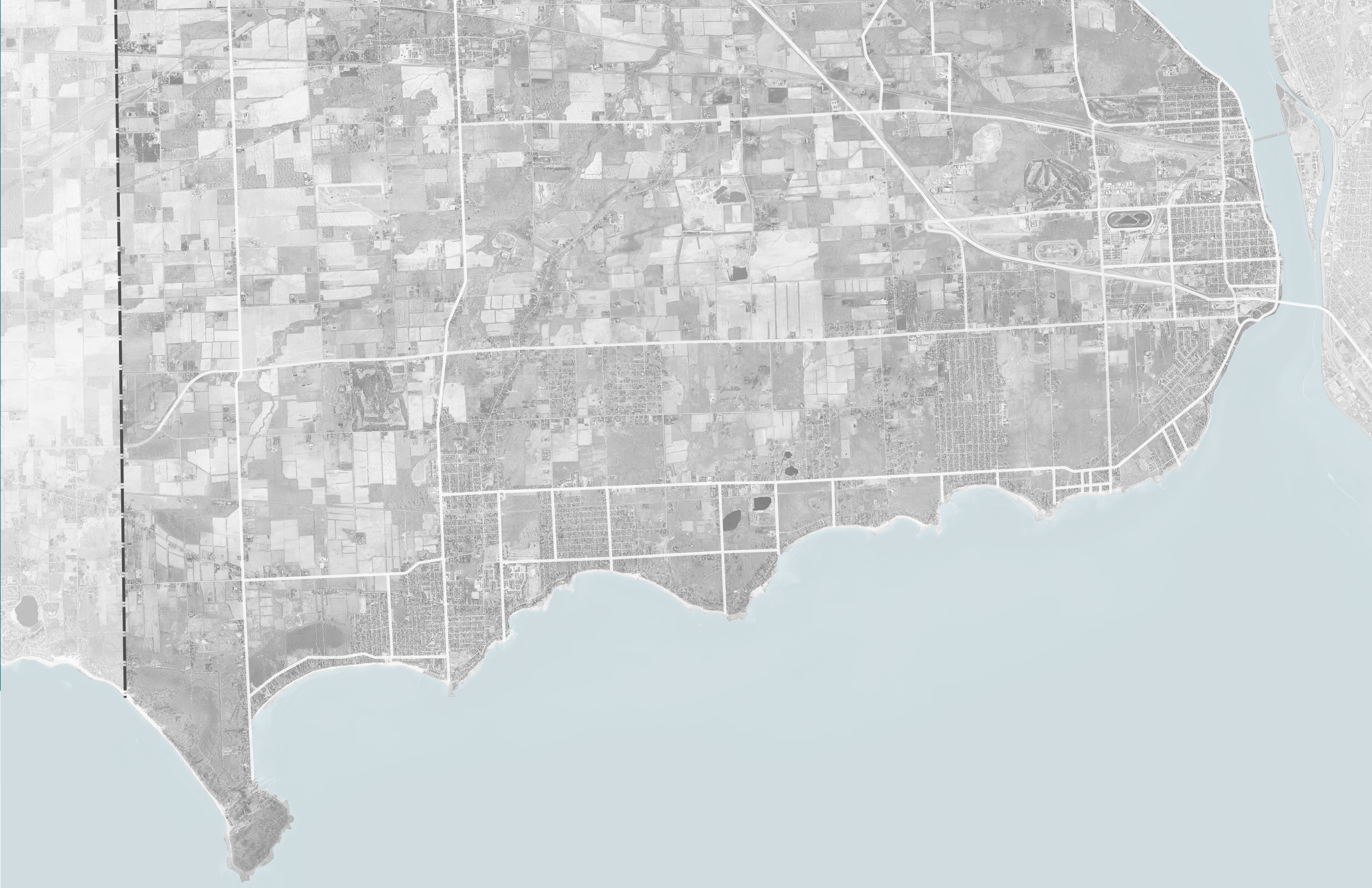


The Planning Partnership

/ TCI Management Consultants / LCA Environmental Consultants / Baird & Associates

April 2017





Acknowledgements

Fort Erie is in an enviable position with its entire southern and eastern boundary defined by the water's edge. While not all publicly accessible, it is a key character defining element of the municipality. This Waterfront Strategy will require many stakeholders - government agencies, community groups, business owners, residents, visitors - to help realize a vision of a network of Waterfront Parks and Waterfront Windows that welcome everyone to enjoy the lake and river in a way that respects the natural features, neighbourhoods, heritage and shoreline conditions. The outstanding waterfront resource will be a catalyst for development that contributes to Fort Erie's economy.

The Fort Erie community contributed many hours and hundreds of ideas to the Waterfront Strategy, helping shape the initiatives that evolved through each Phase of the project. The team thanks all those who contributed and made themselves available over the course of the past few months.

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1.0 Introduction

The Waterfront Strategy sets a broad based vision for Fort Erie's 45 km of water's edge land along Lake Erie and the Niagara River. While it includes tourism elements, it is not a Town-wide tourism strategy as its focus is the waterfront. However, initiatives and priorities of this Waterfront Strategy could be incorporated into a Town-wide Tourism Strategy. Fort Erie's waterfront has always been its key defining element: from the earliest First Nation's settlement, to the War of 1812, to tourist destinations through the early 1900's, to the stunning setting for waterfront summer houses built through the 1900's. Today, the waterfront presents a vast array of conditions **and character along its length that has been coalesced in this Strategy.**

The Town has long recognized the value of its waterfront as its most valued natural asset. Over the years, between the Peace Bridge to the Town's western boundary, 24 sites have been secured for public access to the water's edge. Fort Erie's waterfront is unique in that **the parks and recreation resources along the Niagara River** are owned and managed by the Niagara Parks Commission who maintain over 1325 hectares of park along the River from Fort Erie to Niagara-on-the-Lake, the Niagara Parkway and Niagara River Trail.

The Waterfront Strategy was prepared in 4 phases:

- Phase 1:** Foundation of the Waterfront Strategy
- Phase 2:** Analysis of the Opportunities/Possibilities
- Phase 3:** Draft Waterfront Strategy
- Phase 4:** Final Waterfront Strategy & Action Plan

Organization of the Fort Erie Waterfront Strategy

The Waterfront Strategy is presented under the context of a vision and principles **developed through consultation and verification with the community.**

The Strategy is described in seven Frameworks:

- 1 Natural Heritage Features & Hazards**
- 2 Waterfront Parks & Windows**
- 3 Ways to & Along the Waterfront**
- 4 Destinations & Tourist Attractions**
- 5 Culture & Heritage**
- 6 Neighbourhoods**
- 7 Boating Access**

Each Framework describes:

- **Exiting conditions**
- **Key issues**
- What we heard through community engagement
- Principles
- Specific actions

Natural Hazards, originally included as a Framework, has since been included with Natural Heritage Features & Hazards.

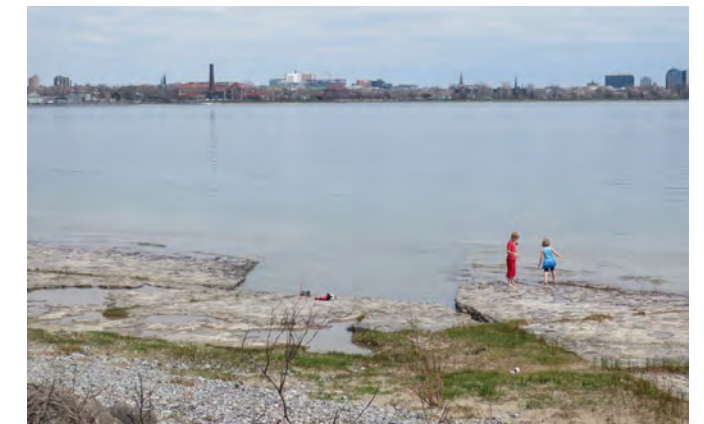
Implementation and Action Plan

Implementation of the Waterfront Strategy identifies the specific actions, responsibilities, timing and Town of Fort Erie resource requirements. It also sets out the waterfront property securement and acquisition strategy.

The Town has achieved a solid foundation **on which to continue to work towards a vision of a network of beautiful parks, points of access and views and where the waterfront continues to be a catalyst for housing and commercial activities that contribute to Fort Erie's economy.**

Implementation of Fort Erie's Waterfront Strategy will require many partners to realize the full potential of this outstanding **resource. Federal, provincial and regional government agencies, interest groups, the Conservation Authority, private landowners, tourist associations and tourist businesses all have a role to play.** As the champion of the Waterfront Strategy, Fort Erie will require resources to be allocated to manage the 45 km of **water's edge.**

Of paramount importance is implementation of the waterfront property securement and acquisition strategy, described in Chapter 7, with the tools available for the Town.



Lakeshore Road



Bernard Road Beach Park



Lakeshore Road

The Waterfront Strategy sets out

53 initiatives

for marketing, capital projects, guidelines and policy.

The 45km of water's edge has:

35 points of access to Lake Erie and the Niagara River

Almost **continuous** public access to and along the Niagara River but limited continuous pedestrian access along Lake Erie

10 places to launch a boat

02 public marinas

05 urban centres adjacent to the waterfront

Significant **natural features**

A **continuous** recreation trail that supports access to almost the entire length of the shoreline



Thunder Bay



Murray Street Boat Launch



Niagara Boulevard at Bowan Road Park



Downtown Ridgeway



Abino Bay



Waverly Beach Park



Buffalo Canoe Club



Rose Avenue



Point Abino

2.0 Study Area

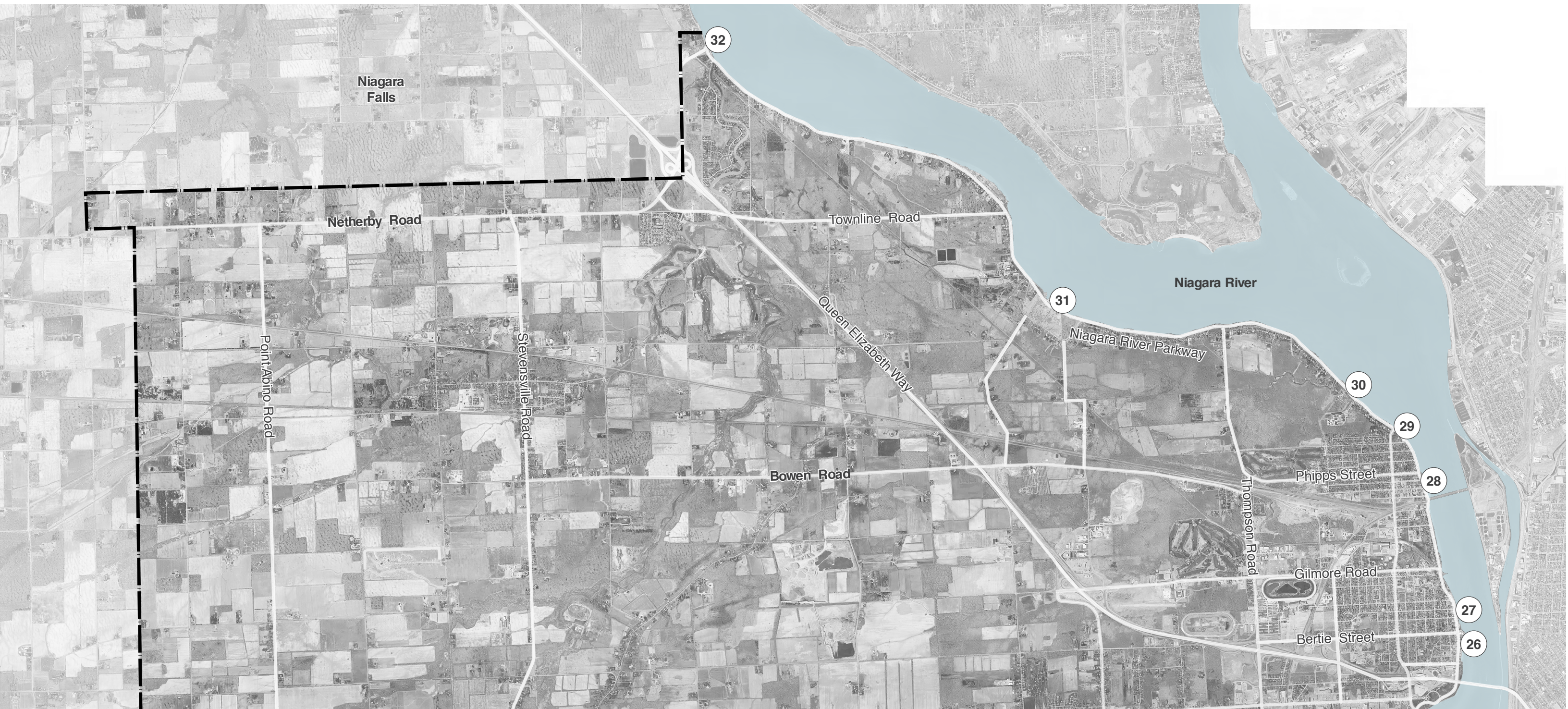
The study area includes the entire waterfront in the Town of Fort Erie and includes approximately 30 km along Lake Erie from the municipal boundary for Port Colborne on the west, and approximately 15 km along the Niagara River from the Peace Bridge to Netherby Road. The Waterfront Strategy includes all land along the water's edge, the adjacent neighbourhoods and urban centres and key connecting streets and trails. A distance of 500 metres inland was used as the area within which existing conditions and opportunities were identified.

The study area includes 32 locations of existing public access to the water's edge. Many of the locations along the Niagara River exist within the context of continuous public space between the Niagara River Parkway and the water's edge.



Locations of Waterfront Access

- | | | | | |
|---|--|--------------------------------|---|--|
| 1. Holloway Bay | 8. Prospect Point | 15. Rosehill | 22. Pierce Avenue | 28. Coal Docks |
| 2. Unnamed Road Allowance | 9. Maple Leaf Beach Park | 16. Bertie Bay Road | 23. Waverly Beach Park | 29. Bowen Road Park |
| 3. Point Abino Lighthouse | 10. Burleigh Road | 17. Buffalo Road | 24. Lakeshore Road Parkette | 30. Anger Avenue Boat Launch |
| 4. Point Abino Parkette, Bertie Boating Club | 11. Bernard Beach Park | 18. Crescent Beach Park | 25. Niagara Parks, Old Fort Erie, Peace Bridge & Mather Arch | 31. Miller's Creek Marina & Boat Launch |
| 5. Poverty Bay | 12. Centralia Avenue | 19. Kraft Road | 26. Riverwalk & Freedom Park | 32. Netherby Road Boat Launch |
| 6. Bay Beach | 13. Windmill Point Road South | 20. Rose Avenue | 27. Murray Street Boat Launch | |
| 7. Crystal Beach Waterfront Park | 14. Stonemill Road & Thunder Bay Road | 21. Beachview Avenue | | |



3.0 Consultation

The Fort Erie Waterfront Strategy was prepared through an open and collaborative process with the intention of involving all those interested in participating. A wide ranging community consultation program was implemented involving residents, visitors, business owners, organization representatives, Town staff, representatives of technical agencies and Council. A variety of methods were used to engage with the community in face-to-face consultation and online.

Developing a community based Waterfront Strategy involves extensive community engagement. A community workshop was held in each of the three phases of the study to provide participants the opportunity to provide their input as well as to remain informed of the Waterfront Strategy's progression.

The project team received many inputs to support the Waterfront Strategy over the course of the study. These ideas, comments and suggestions are summarized in three "What We Heard" reports dated March 2, 2016, June 15, 2016 and October 18, 2016. Each Framework includes key statements of "what we heard".

Community Focus Group

January, 2016

1

A Community Focus Group is assembled to provide guidance, input and feedback to the project team throughout the consultation process and represents a wide range of interests



One-on-One Interviews

January 11, 2016

2

Over 80 invitations are sent out inviting stakeholders to participate in a 20 minute, one-on-one interview with the project team. Interviews are held at the Municipal Building in Fort Erie and kickoff the consultation process



Community Workshop 1

February 9, 2016

3

The first community workshop is held at the Fort Erie Leisureplex and includes:

Technical Agencies Working Session:



Project Team Working Session

Community Focus Group Working Session

Public Open House

Presentation and Table Group Discussions

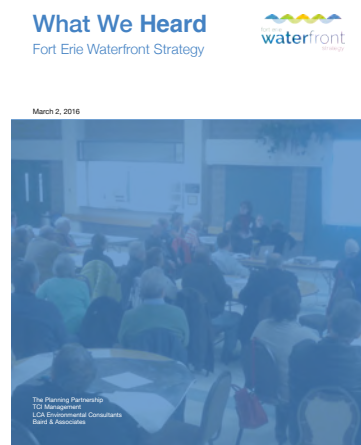
- Participants share input on individual waterfront sites and the existing conditions of each of the 8 Frameworks (there are currently 7 Frameworks)
- Discuss fundamental planning and design principles, opportunities for change and key directions
- Online input is received via e-mail

What We Heard Report 1

March 2, 2016

4

The first What We Heard report summarizes input shared at Community Workshop 1 up to March 2, 2016



The report summarizes:

- One-on-one interviews
- Community Workshop 1
 - Comments from Community Focus Group
 - Input on each waterfront point of interest
 - Input on inventory maps
 - Email comments

Community Workshop 2

May 24, 2016

5

The second community workshop is held at the Fort Erie Leisureplex and includes:

Technical Agencies Working Session:



Town Staff Working Session

Community Focus Group Working Session

Public Open House

Presentation and Table Group Discussions

- **Workshop participants review the vision and design principles**
- Participants share input on the draft design principles and key directions for each of the 8 Frameworks (there are currently 7 Frameworks)
- Participants review criteria for selecting sites for mini master plans
- Online input is received via e-mail

What We Heard Report 2

June 15, 2016

6

The second What We Heard report summarizes input shared up to and including Community Workshop 2

What We Heard #2
Fort Erie Waterfront Strategy



The report summarizes:

- Comments received during meetings with Town Staff, Community Focus Group and Technical Agencies
- Comments from Community Workshop 2
- Email comments

Council Presentation 1

July 18, 2016

7

Presentation is made to ensure Council remains up to date on work in progress and of the results of Community workshop 2

Community Workshop 3

September 1, 2016

8

The third community workshop is held at the Fort Erie Leisureplex and includes:

Technical Agencies Working Session"



Town Staff Working Session

Community Focus Group Working Session

Public Open House

Presentation and Table Group Discussions

- Table group discussions take place to collect input on the four waterfront site concepts - Bertie Boating Club and Point Abino Parkette, the Palmwood at Crystal Beach Waterfront Park, Waverly Beach Park Neighbourhood and the Coal Docks **at Bridgeburg**
- Participants shared input on the each of the 8 Framework Initiatives (there are currently 7 Frameworks)
- Online input is received via e-mail

What We Heard Report 3

October 18, 2016

9

The third What We Heard report summarizes input shared up to and including Community Workshop 3

What We Heard #3
Fort Erie Waterfront Strategy



The report summarizes:

- Comments on Mini Master Plans
- Input on Initiatives for each Framework
- Email comments

Council Presentation 2

(Date to be confirmed)

10

Presentation on draft Waterfront Strategy

CONSULTATION



Community Focus Group Members



Community Workshops



Council Presentations



Participants at Community Workshops



One-on-One Interviews



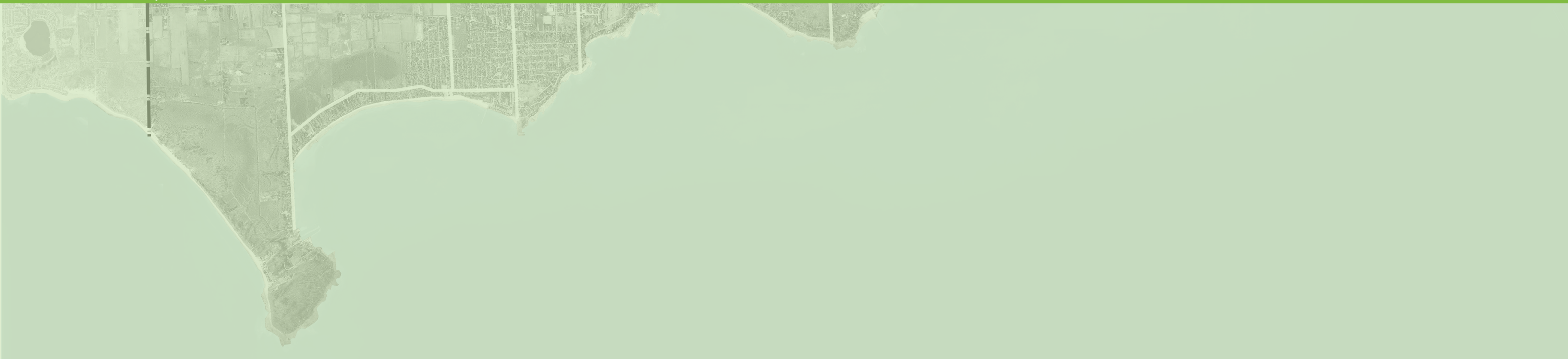
What We Heard Reports



E-mails



Community Workshop 1



4.0 Vision & Principles

VISION STATEMENT

Fort Erie's waterfront offers residents and visitors a network of beautiful parks, points of access and views that welcome everyone to enjoy the lake and river. The waterfront's rich natural and cultural heritage supports a healthy environment, beautiful waterfront neighbourhoods and vibrant urban centres.

The outstanding waterfront resource is a catalyst for development of new forms of housing and commercial activities that contribute to Fort Erie's economy. All residents and visitors see themselves as stewards, working together to ensure all enjoy the waterfront, and making Fort Erie a model for other waterfront communities across the Province.

PRINCIPLES



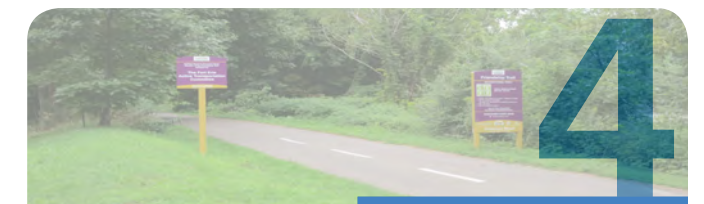
Support economic growth by using existing sites or identifying new sites on or near the waterfront as a catalyst for appropriately scaled development that serves both residents and visitors (e.g. accommodation, retail, commercial, community use).



Expand opportunities for public access to, and enjoyment of the waterfront through the strategic securement/acquisition and development of waterfront properties as they become **available**.



Enhance Waterfront Parks and Waterfront Windows for use and enjoyment of residents and visitors.



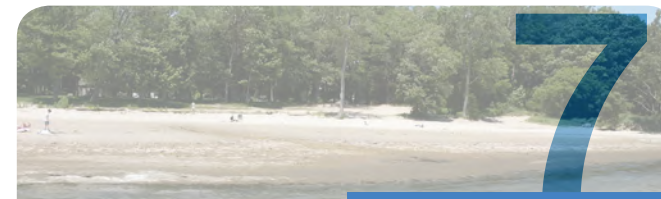
Identify routes for people with all abilities to get to the waterfront through signage, wayfinding, mapping and site descriptions.



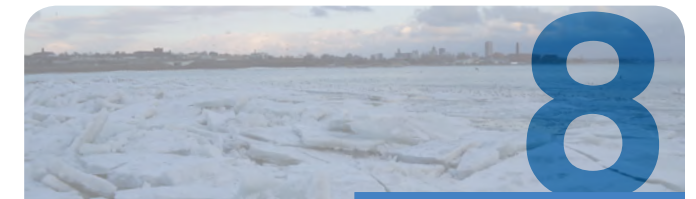
Create a sustainable, publicly accessible and interconnected waterfront park system consisting of Waterfront Parks, Waterfront Windows and shoreline walks.



Secure the shoreline for public access to the water's edge.



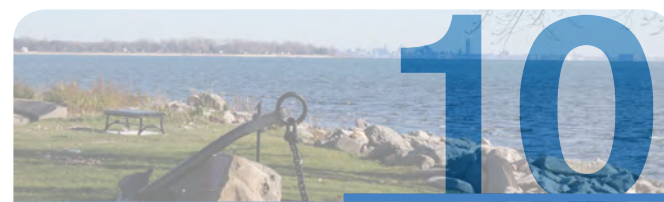
Conserve, protect and enhance important natural features and species at risk along Fort Erie's waterfront.



Respect, mitigate and manage natural shoreline hazards.



Celebrate the culture and heritage of Fort Erie and the Niagara Region in Waterfront Parks and Waterfront Windows.



Maintain and enhance vistas from Fort Erie's Waterfront Parks and Waterfront Windows.



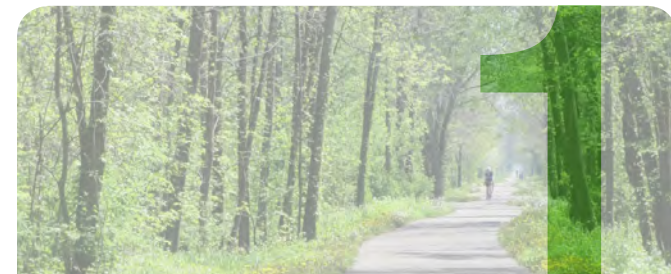
Focus the Town's marketing and branding on access to the waterfront as one of Fort Erie's unique selling points.



Provide mapping, site descriptions and signage that identifies and promotes awareness and use of public land on or near the waterfront.

5.0 Guiding Frameworks & Initiatives

The Fort Erie Waterfront Strategy lays the foundation and sets forth a plan for the transformation and enrichment of Fort Erie's waterfront. Seven Guiding Frameworks have informed the inventory, analysis and recommendations for the Waterfront Strategy. Each Framework includes what we heard throughout the consultation process, key issues that have been identified, principles, initiatives for change and an implementation strategy.



Natural Heritage Features & Hazards

Protecting the health and integrity of Fort Erie's important natural heritage features is key to continued public enjoyment of the waterfront for property owners and visitors. Working cooperatively with other agencies, waterfront landowners and community groups is essential to maintain the shorelines, dunes, wetlands, forests and geologic features. Fort Erie's topography and soil presents particular challenges to mitigating the impact of stormwater outflow to Lake Erie and the Niagara River. Effective management of the accumulation, removal and treatment of algae at locations along the Lake is necessary to reap the benefits that enhanced marketing of the waterfront may bring. Fort Erie's waterfront is subject to flooding, erosion and changes in beach conditions. Setbacks, standards for floodproofing, and guidelines for shoreline protection are **provided and regulated through the Niagara Peninsula Conservation Authority**. It is important **that the Conservation Authority continue to work in partnership with the Town.**



Waterfront Parks & Windows

Fort Erie has the longest length of waterfront of any of Niagara Region's 12 municipalities. With over 40 km of waterfront along Lake Erie and Niagara River, Fort Erie has a network of Waterfront Parks and Waterfront Windows for residents and visitors providing for a range of recreation from places to swim and picnic to opportunities for windsurfing, fishing, sailing and places for quiet refuge.



Ways to & Along the Waterfront

The Framework for the Ways to & Along the Waterfront identifies a network of roads, **pedestrian and cycling connections**. Fort Erie is part of the 1600 km Great Lakes Waterfront Trail, Trans Canada Trail and the 140 km Greater Niagara Circle Route. While much of the waterfront lands are in private ownership, the Framework identifies a waterfront drive and over twenty roads that provide access to a Waterfront Park or Waterfront Window. The Town's 16 km Friendship Recreation Trail provides the waterfront's key spine for multi use recreation.



Destinations & Tourist Attractions

With the longest length of waterfront in the Niagara Region, southern anchor for the Greater **Niagara Circle Route**, its location on the Great Lakes Waterfront trail midway between Grand Bend and the Quebec border, southern terminus of the internationally renowned Niagara Parks system, including the recreational trail, Fort Erie is well positioned to market the opportunities to **enhance cycling and hiking adventures, boating and fishing**. The development of new businesses focusing on accommodation, restaurants, **shopping and recreation will provide an enhanced level of service to residents and visitors.**



Culture & Heritage

Fort Erie's rich history is well documented from the earliest First Nations settlement to European settlement. Old Fort Erie, a Canadian National Historic site, forms the fulcrum of Fort Erie's waterfront located where the Niagara River meets Lake Erie. Historic plaques identify key sites along the Niagara River Parkway and along the waterfront, heritage buildings have been identified, museums and art galleries are located close to the waterfront and the Town's Official Plan has mapped archaeological zones of sensitivity. The waterfront offers many locations with spectacular views across the lake. Features of cultural and heritage significance must continue to be protected and stories relating to the waterfront **should be enhanced.**



Neighbourhoods

Fort Erie has two distinct conditions of urban structure:

- the almost entirely private edge of development along Lake Erie, and
- the almost entirely public edge along the Niagara River resulting from the location of the Niagara River Parkway that marks the edge of private development.

Planning for the Town's urban centres has realized the potential of the waterfront and its role in catalyzing private development. With pressure from the Province and Region to intensify, Fort Erie must ensure that public access and public use of lands along the water's edge is provided for in plans for development and redevelopment.






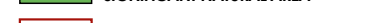





Boating Access

The Town has two marinas and 10 locations from which to launch motorized boats and/or canoes and kayaks. There are three boating clubs - one of **which is the Bertie Boating Club that leases public land and is required to make the ramp, some docks, parking and shore facilities available for public use.**

The water depth along the shoreline, the controls **on the Niagara River, the wave action, turbulent water conditions, and the high capital cost of new marinas mean that the existing facilities will continue to serve the boaters in Fort Erie.** Enhanced marketing will broaden the awareness of the facilities in Fort Erie.






EXISTING CONDITIONS

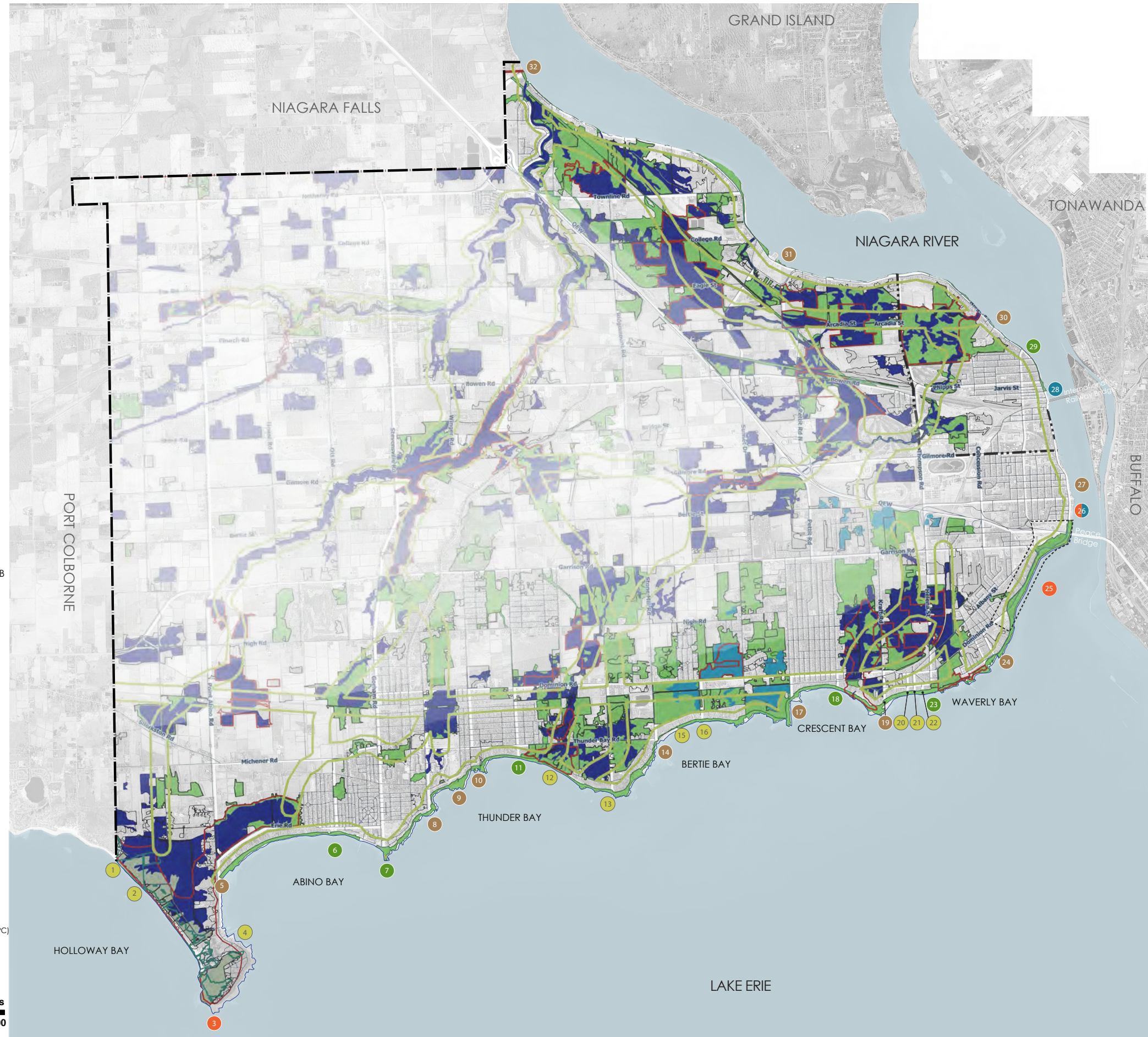
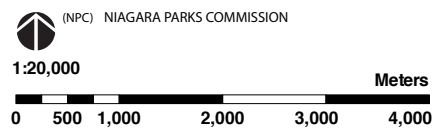
NATURAL HERITAGE FEATURES

-  TOWN BOUNDARY
-  PROVINCIALLY SIGNIFICANT WETLAND
-  SIGNIFICANT NATURAL AREA
-  ENVIRONMENTALLY SENSITIVE AREA
-  LOCALLY SIGNIFICANT WETLAND
-  DUNE PROTECTION AREA
-  WOODLAND OVER 2 HECTARES
-  AREA OF NATURAL AND SCIENTIFIC INTEREST
-  ENVIRONMENTAL CORRIDOR

WATERFRONT ACCESS

TYPES

-  WATERFRONT DESTINATION PARK
 -  WATERFRONT ACCESS MAINTAINED SANDY BEACH
 -  WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
 -  WATERFRONT ACCESS NATURAL/ROCKY
 -  WATERFRONT URBAN PARK
 -  AREA WITH INTERESTING HISTORY
- 1 HOLLOWAY BAY
 - 2 UNAMED ROAD ALLOWANCE
 - 3 POINT ABINO LIGHTHOUSE
 - 4 POINT ABINO PARKETTE, BERTIE BOATING CLUB
 - 5 POVERTY BAY
 - 6 BAY BEACH
 - 7 CRYSTAL BEACH WATERFRONT PARK
 - 8 PROSPECT POINT
 - 9 MAPLE LEAF BEACH PARK
 - 10 BURLEIGH ROAD
 - 11 BERNARD BEACH PARK
 - 12 CENTRALIA AVENUE
 - 13 WINDMILL POINT ROAD SOUTH
 - 14 STONEMILL ROAD & THUNDER BAY ROAD
 - 15 ROSEHILL
 - 16 BERTIE BAY ROAD
 - 17 BUFFALO ROAD
 - 18 CRESCENT BEACH PARK
 - 19 KRAFT ROAD
 - 20 ROSE AVENUE
 - 21 BEACHVIEW AVENUE
 - 22 PIERCE AVENUE
 - 23 WAVERLY BEACH PARK
 - 24 LAKESHORE ROAD PARKETTE
 - 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH 
 - 26 RIVERWALK & FREEDOM PARK
 - 27 MURRAY STREET BOAT LAUNCH (NPC)
 - 28 COAL DOCKS
 - 29 BOWEN ROAD PARK
 - 30 ANGER AVENUE BOAT LAUNCH (NPC)
 - 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
 - 32 NETHERBY ROAD BOAT LAUNCH (NPC)



Natural Heritage Features & Hazards

Fort Erie's waterfront is recognized for its natural shoreline. The system of woodlands, wetlands and dunes have a high diversity of biological communities, and are home to rare plants and animal species. Protecting natural heritage features is the fundamental underpinning of enhancing public access to and along the waterfront and will require working in close partnership with other agencies, private landowners and the public.

Introduction

The Fort Erie waterfront has beautiful landscapes, parks, woodlands and wetland features. The Waterfront Strategy builds on an "environment first" framework that recognizes protecting the health and integrity of important natural systems as key to continued public enjoyment of the waterfront for property owners and visitors. The Niagara Peninsula is part of the Carolinian Zone, the northernmost edge of the deciduous forest region in eastern North America that supports the most productive and endangered assortment of plant and animal species in Canada. Species that may be common further south, are here at the northern limit of their distribution, resulting in a high proportion of **nationally and provincially rare species**.

Fort Erie is unique with respect to the number of natural or minimally disturbed shoreline, woodlots and wetlands that support wildlife habitat. The map on the facing page locates Environmentally Sensitive Areas, local, and provincial wetlands, Areas of Natural and Scientific Interest and woodlands. These natural features and their associated ecological functions have been well documented over several decades providing detailed information regarding the features and their sensitivity. Many of the environmentally sensitive areas originally identified in 1980 remain in a natural state despite the urban development over the years. Of particular interest both regionally and provincially is the Point Abino Provincially Significant Wetlands and the Point Abino Peninsula Sandland Forest, recognized as the most extensive and spectacular expanse of forest, wetland and undisturbed shoreline along the north coast of Lake Erie.

Other large provincially designated wetlands include the Six Mile Wetland Complex and Miller's Creek Wetland Complex. These systems are both associated with larger watercourses, namely Six Mile Creek and Miller's Creek which outlets to Lake Erie and the Niagara River, respectively. There are numerous other wetland

systems spread through the landscape that are either locally or provincially significant, most of which are associated with forested areas.

The major watercourses that outlet to Lake Erie or **the Niagara River also provide additional ecological connections** from the inland to the shoreline. These systems include Frenchman's Creek, Black Creek, Beaver Creek and a number of smaller channels.

The Lake Erie shoreline's continuous complex of dunes, wetlands, forests and geologic features is home to rare plants and animal species, including a number of provincial species at risk. Fowlers Toad is one provincially significant species that has been documented for years using the unique shoreline **habitat. Additionally, there are several rare tree and plant species present along the shoreline that are protected under the current legislation, as well as,** rare resident avian species, such as the Red-headed woodpecker. Migratory waterfowl also use the shoreline area as a stopover point on their journeys, providing excellent bird watching opportunities through multiple **seasons.**

Working cooperatively with the Niagara Parks Commission provides the opportunity to establish **greater connectivity to the Niagara River and continuity** with the existing Niagara Parkway system. Ecologically sound development of the Miller's Creek marina area will further enhance public accessibility to the Niagara River and provide improved amenities for recreational **activities.**

Given the environmentally sensitive nature of the Lake Erie and Niagara River shorelines and the unique wildlife habitat, establishing a balance between public access and preservation of the existing natural heritage features and functions is essential.

Niagara Parks Commission has an environmental mission statement with a goal to improve environmental quality and sustainable development throughout their parks system. They are completing a Natural Heritage Inventory to ensure the Commission promotes clean water, mitigates stream-side soil or bank erosion, and maintains the integrity and biodiversity of native plant and animal populations, all while coexisting with a large resident population and millions of tourists visiting each year. The Commission is also involved with educational programs, the Niagara River Restoration Partnership working with the Niagara Peninsula Conservation Authority to plant buffer vegetation along the River to **deter geese and has worked in partnership with the** Town in the past on many projects including Riverwalk and Freedom Park.

The lake shoreline is subject to natural flooding, erosion and dynamic beach hazards. The farthest combined landward extent of flooding hazards, erosion hazards and dynamic beach hazards delineates hazardous lands at the shoreline. The Lake Erie Shoreline Management Plan and the Shoreline Management Plan Update have mapped the natural hazards along the shoreline. Niagara Peninsula Conservation Authority has jurisdiction over the Lake Erie shoreline and their shoreline policies restrict development within the shoreline hazardous lands that are impacted by flooding, erosion and dynamic beach hazards. Niagara Peninsula Conservation Authority regulations are supported in both the Town's Official Plan and Niagara Region's policy. The objectives of the shoreline policies are to minimize risk to life, property damage, social disruption and adverse environmental impacts. Additional regulations by the federal Department of Fisheries and Oceans and the Ontario Ministry of Natural Resources and Forestry also govern or restrict activities below the high water mark or at the **shorelands.**

Key Issues

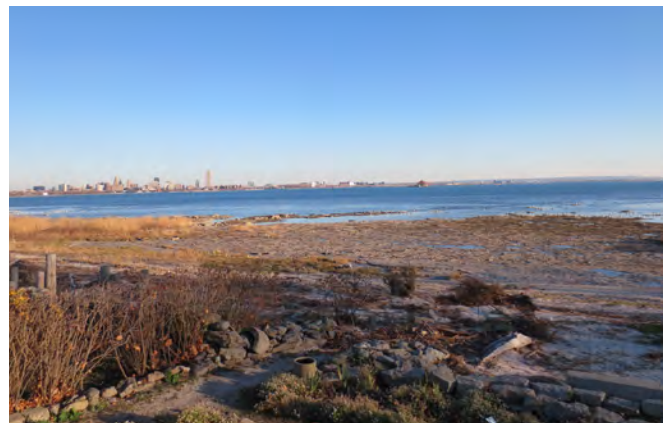
1. The Lake Erie shoreline is predominantly **privately owned.**
2. Need for a large scale stewardship plan with partnership of all the stakeholders (e.g. NPCA, Region, Town, interest groups, residents) to:
 - **Encourage broader scale dune naturalization**
 - Protect and manage woodlands
 - Protect wetlands
3. The need to protect water quality.
4. Need for interpretive information brochures/ panels on the significant natural features along the waterfront.
5. Location of storm drains in waterfront **parks and access points, in particular the** exposed drains, are unsightly and affect **public use.**

What We Heard

- *Promote the Town of Fort Erie through eco-tourism*
- *Maintain the health of the natural environment and restore natural ecological systems*
- *Niagara River is an important birding area*
- *There have been herons, egrets and kingfisher spotted at Bertie Boating Club*
- *Implement a stewardship plan for residents and beach users*
- *Protect native plant species*
- *Address water quality issues*
- *Natural Heritage needs to be a primary pillar of development*

Principles

1. Conserve, protect and enhance important natural features
2. Enhance the landscapes of Waterfront Parks and Waterfront Windows.
3. Encourage private property owners to naturalize the landscapes along the water's edge.
4. Develop an interpretive system to encourage environmental stewardship to protect natural heritage features.
5. Reduce erosion at storm water outfalls where feasible.



Lakeshore Road at Albert Street



Stone Mill and Thunder Bay Road

Initiatives

a Review opportunities to mitigate erosion at storm water outfalls in Holloway Bay, Abino Bay, Thunder Bay, Bertie Bay, Crescent Bay, Waverly Bay and along the Niagara River.

There are storm water outflows in every bay and along the Niagara River. Leveraging existing initiatives and working with partners including the Niagara Peninsula Conservation Authority, the Town should review areas of concern and determine if a feasible action plan can be implemented at the storm water outfalls. Existing low relief topography, soil conditions and limited municipal easements in Fort Erie will constrain cost-effective solutions. However, Low Impact Development (LID) and Best Management Practices (BMP) stormwater management measures should be encouraged to provide opportunities for at source, conveyance and end of pipe solutions for control, extended detention, filtering and infiltration of runoff. In addition to current municipal practices, The Ministry of Environment and Climate Change (2003) and the Niagara Peninsula Conservation Authority (2010) provide useful stormwater management planning and design guidelines.



Bernard Beach Storm Sewer

b Examine beach maintenance and operations with Ministry of Natural Resources and Forestry to determine measures to reduce algae.

Algal productivity in open water systems is the result of multiple factors, such as climate, precipitation and nutrient loading. While some potential contributing factors associated with land use practices, such as nutrient loading and stormwater outfall, can be addressed, algae accumulation is a lake wide issue.

The accumulation of algal masses along the Lake Erie shoreline may not easily be mitigated, however, effective maintenance strategies can assist in reducing the impacts resulting from smell and appearance of accumulated algal mats.

The problem of algae is most prevalent at Waverly Beach and the beach at Point Abino Parkette. Private property owners often take action to remove the algae. The Town's current practice is to monitor the accumulation of algae, and then to contact the Ministry of Natural Resources and Forestry (MNR) for approval to remove the algae. It is stockpiled for the season. MNR requires the return of the algae to the beach at the end of the season. Current practices, should be reviewed with MNR as they are not alleviating the problem of odor and unsightly conditions that detract from use and enjoyment of this spectacular waterfront. It will be important for MNR to apply their practices consistently for public and private landowners.



Waverly Beach

c Continue to require erosion and sediment control plans for new developments adjacent to Lake Erie and/or Niagara River shorelines, watercourses and wetlands to mitigate the impact of runoff from construction sites.

The Town currently requires erosion and sediment control plans as part of their Subdivision Control Guidelines for Development of New Subdivisions. The erosion and sediment control plans are to be prepared in accordance with the Ontario Guidelines on Erosion and Sediment Control for Urban Construction Sites. This is essential for sites adjacent to Lake Erie and the Niagara River, along watercourses and wetlands close to the shorelines. This is the most effective method of controlling erosion and siltation from construction sites.



Erosion control at development site



Erosion control fencing

d Ensure private waterfront property owners consult with the Ministry of Natural Resources and Forestry with respect to possible impacts on endangered species from intended construction/site alteration.

Species at Risk (SAR) includes both threatened and **endangered species and their associated habitat. While the current legislation protects the species and habitat from destruction, private landowners may not be informed as to the best strategies to protect these rare resources.**

The Ministry of Natural Resources and Forestry (MNR) is responsible for the protection of threatened and endangered flora and fauna, and works with the public to establish suitable land management practices to ensure the integrity of SAR habitat.

Private landowners undertaking work in or close to natural features along the shoreline should consult with MNR to identify species at risk in the area and to define how they may be affected by the proposed construction activity. It is the property owner's responsibility to ensure the appropriate permissions, approvals and authorizations are received before construction begins. The timing of work, the location of the intended work and the method of construction have an affect on protecting species at risk.

Educational programs and materials provided by **the MNR will assist in educating the public on the ecological value of the flora and fauna along the Fort Erie waterfront.** Protection of Fort Erie's natural features will also benefit from MNR's monitoring of impacts and implementation of mitigating measures.

e Work with Niagara Peninsula Conservation Authority to ensure regulations are enforced with respect to protection of Provincially Significant Wetlands.

Provincially significant and locally significant wetlands are located along the waterfront, including in Abino Bay, Thunder Bay, Bertie Bay and Crescent Bay, as well as along the Niagara River north of Bridgeburg. **Wetlands are productive and biologically diverse habitats and are key contributors to the natural heritage system of the waterfront.** The wetlands have been evaluated by the Ministry of Natural Resources and Forestry.

Provincially Significant Wetlands (PSWs) are protected under the Provincial Policy Statement such that development is prohibited within PSWs and the areas are suitably buffered from adjacent land uses to minimize disturbance to these significant natural features.

The Niagara Peninsula Conservation Authority (NPCA) regulates development pertaining to wetland areas through the administration of the Conservation Authorities Act, as well as on behalf of Niagara Region and the province such that any development application is reviewed by the agency to ensure compliance with the provincial and regional mandates. The Town should continue to work with the NPCA to ensure existing impacts on wetlands are mitigated and that wetlands **are protected.**



Buffalo Canoe Club

f Monitor the implementation of the Niagara Peninsula Conservation Authority's Watershed Plan's recommendations.

The NPCA completed the Fort Erie Creeks Watershed Plan in 2008 to provide strategies that encourage the community to care for water resources, natural heritage, settlement and agriculture in the context of land use planning documents. The Watershed Plan also provided strategies for implementing specific watershed initiatives and identified restoration opportunities on public and private lands. The Town should continue to actively monitor the implementation of the Plan's recommendations.

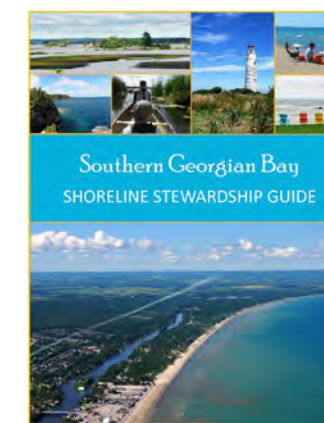


Bertie Bay

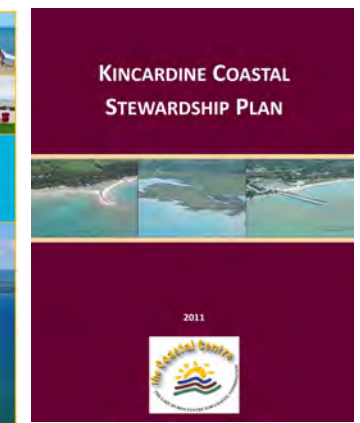
g Participate in the development of an environmental stewardship guide for the Fort Erie Waterfront.

Fort Erie has a long history of public and private landowner participation in managing the waterfront and other natural heritage features. There is a strong body of interested volunteers and naturalists groups committed to maintaining the integrity of the natural **landscape.**

A stewardship plan will promote the long term care and awareness of the intrinsic value of the Lake Erie shoreline. It can set out effective management practices to encourage naturalized shorelines, set goals and targets and monitor change. All property owners, businesses, environmental groups, non-government organizations, local government, the Ministry of Natural Resources and Forestry and the Niagara Peninsula Conservation Authority should be engaged. The Township of Huron-Kinloss, Southern Georgian Bay and Kincardine are good examples of comprehensive **stewardship guides.**



Southern Georgian Bay Shoreline Stewardship Guide



Kincardine Coastal Stewardship Plan

Provide interpretive information to describe the natural features along the Fort Erie Waterfront.

Interpretive signage and information displays are valuable tools to promote awareness and understanding of the unique natural features along the waterfront. Providing accurate information that can be easily understood regarding the sensitivity of important natural heritage features and functions may serve to protect them and guide the public to suitable activities that do not impact the integrity of unique features, such as the dunes and wetlands.

The waterfront's Provincially Significant Wetlands, Locally Significant Wetlands, Environmentally Sensitive Areas and Areas of Natural and Scientific Interest and creeks provide a rich inventory of features to describe. The Friendship Recreation Trail takes people through many of the rich natural features that warrant information and interpretation. The Town of Fort Erie recently prepared Guidelines for Installation of Interpretive Pieces on Municipal Properties. Similar guidelines should be developed for natural features. An interpretive communications strategy should be developed to identify priority locations for information, graphic design, the over arching message, site specific information, management issues and how to help to preserve features.



Formalize the current landscape design practices into landscape design guidelines for all public waterfront sites for naturalized landscapes, planting with native and indigenous plants and maintenance.

The Town of Fort Erie and Niagara Parks Commission are well recognized for the landscape design of public waterfront sites, however neither has landscape design guidelines. The landscape character of Waterfront Parks, Waterfront Windows and the Niagara Parks play a critical role in contributing to the health of the entire framework of natural features in the Town. Landscape design guidelines should be prepared to formalize the current practices for implementation by the Town. The Niagara Parks Commission is encouraged to participate in the development and implementation of the guidelines. The guidelines should provide direction to ensure the most suitable site treatment, selection of plants and other landscape material addressing for example, soil, site preparation, plant material, maintenance standards, plant succession, nutrient management and drainage.

To encourage the use of native and indigenous species, a list of species suitable to the various areas should be prepared and made available to assist landowners, as well, in selecting their plant material. Guidelines will help to ensure that invasive and ornamental species are not introduced into natural areas.

Prepare Woodland Management Plans for Waverly Beach Waterfront Park and other public waterfront sites.

Woodland Management Plans should be prepared for Waverly Beach Waterfront Park and any future public waterfront sites that have woodland features to determine and measure the ongoing health of the woodlands and the management practices that are required. With Emerald Ash Borer sweeping through the municipality, the woodland resources are in need of management both for safety measures as well as to

maintain the biodiversity of the area. The Plans should describe the physical setting, vegetation communities, wildlife and wildlife habitat, and the impacts or ecological stressors. The Plan should identify actions required to maintain and restore the woodlands and measures to monitor restoration. The Woodland Management Plan should be completed by someone registered as either a professional forester, or through the International Society of Arboriculture as a Certified Arborist.

Developers and waterfront property owners must ensure development respects the natural hazards along the shoreline.

The Niagara Peninsula Conservation Authority (NPCA) Lake Erie Shoreline Management Plan and the Update have mapped the extent of the natural hazards along the shoreline caused by flooding, erosion and dynamic beaches. NPCA implements an Ontario Regulation stating that no one shall undertake development, or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are adjacent or close to the shoreline of the Lake Erie that may be affected by flooding, erosion or dynamic beaches without permission of NPCA. Permits must be obtained from the NPCA. It is also important that notification be given to the Town regarding the issuance of a permit to a private property owner.

Setback regulations include a distance from the shoreline to a building and a minimum elevation to protect against flooding in low-lying areas. Setbacks have numerous purposes and benefits: reduce hazards to development; protects the dune-beach ecosystem; provides an environmental buffer for habitat and wildlife; preserves natural vegetation and unique character of shoreline; and helps to preserve public access to beaches.

Development of dynamic beaches is also restricted by NPCA policies to reduce the risks associated with the hazard and to preserve the ecological function of the shore. Generally, the dynamic beach hazard limit is mapped by NPCA as the flood hazard plus a 30 m horizontal dynamic beach allowance. In some instances, the NPCA dynamic beach hazard mapping

recognizes the presence of substantial, long-standing development (shorewall) as the landward limit of a dynamic beach. The appropriate allowance inland to accommodate dynamic beach movement is shown in the NPCA's Lake Erie Shoreline Management Plan and can be more precisely identified by the NPCA on site.

Floodproofing is generally defined as a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of buildings to reduce the risk of flood damages generally by meeting minimum floodproofing elevations.

The Protection Works Standard includes the installation of protection works plus an erosion hazard allowance and a stable slope allowance, as well as a maintenance access corridor for future repairs. Development must not adversely impact the environment or increase hazards at other properties. The NPCA Shoreline Management Plan and Update provide guidelines for shoreline protection works. Protection works should be coordinated with adjacent properties and individual efforts are often outflanked, reducing the effectiveness and design life of the protection.



Shoreline protection structure coordinated among landowners

1

Natural Heritage Features & Hazards

Summary of Initiatives	
a	Review opportunities to mitigate erosion at storm water outfalls in Holloway Bay, Abino Bay, Thunder Bay, Bertie Bay, Crescent Bay, Waverly Bay and along the Niagara River.
b	Examine beach maintenance and operations with Ministry of Natural Resources and Forestry to determine measures to reduce algae.
c	Continue to require erosion and sediment control plans for new developments adjacent to Lake Erie and/or Niagara River shorelines, watercourses and wetlands to mitigate the impact of runoff from construction sites.
d	Ensure private waterfront property owners consult with the Ministry of Natural Resources and Forestry with respect to possible impacts on endangered species from intended construction/site alteration.
e	Work with Niagara Peninsula Conservation Authority to ensure regulations are enforced with respect to protection of Provincially Significant Wetlands.
f	Monitor the implementation of the Niagara Peninsula Conservation Authority's Watershed Plan's recommendations.
g	Participate in the development of an environmental stewardship guide for the Fort Erie Waterfront.
h	Provide interpretive information to describe the natural features along the Fort Erie Waterfront.
i	Formalize the current landscape design practices into landscape design guidelines for all public waterfront sites for naturalized landscapes, planting with native and indigenous plants and maintenance.
j	Prepare Woodland Management Plans for Waverly Beach Waterfront Park and other public waterfront sites.
k	Developers and waterfront property owners must ensure waterfront development respects the natural hazards of the shoreline.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

EXISTING CONDITIONS

WATERFRONT PARKS & WATERFRONT WINDOWS

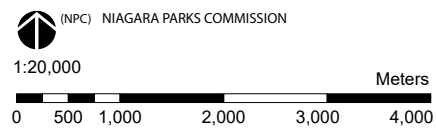
- TOWN BOUNDARY
- TRANS CANADA TRAIL
GREATER NIAGARA CIRCLE ROUTE
- FRIENDSHIP RECREATION TRAIL
- NIAGARA RIVER RECREATION TRAIL
- OTHER TOWN PARK

WATERFRONT ACCESS

TYPES

- WATERFRONT DESTINATION PARK
- WATERFRONT ACCESS MAINTAINED SANDY BEACH
- WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
- WATERFRONT ACCESS NATURAL/ROCKY
- WATERFRONT URBAN PARK
- AREA WITH INTERESTING HISTORY

- 1 HOLLOWAY BAY
- 2 UNNAMED ROAD ALLOWANCE
- 3 POINT ABINO LIGHTHOUSE
- 4 POINT ABINO PARKETTE, BERTIE BOATING CLUB
- 5 POVERTY BAY
- 6 BAY BEACH
- 7 CRYSTAL BEACH WATERFRONT PARK
- 8 PROSPECT POINT
- 9 MAPLE LEAF BEACH PARK
- 10 BURLEIGH ROAD
- 11 BERNARD BEACH PARK
- 12 CENTRALIA AVENUE
- 13 WINDMILL POINT ROAD SOUTH
- 14 STONEMILL ROAD & THUNDER BAY ROAD
- 15 ROSEHILL
- 16 BERTIE BAY ROAD
- 17 BUFFALO ROAD
- 18 CRESCENT BEACH PARK
- 19 KRAFT ROAD
- 20 ROSE AVENUE
- 21 BEACHVIEW AVENUE
- 22 PIERCE AVENUE
- 23 WAVERLY BEACH PARK
- 24 LAKESHORE ROAD PARKETTE
- 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
- 26 RIVERWALK & FREEDOM PARK
- 27 MURRAY STREET BOAT LAUNCH (NPC)
- 28 COAL DOCKS
- 29 BOWEN ROAD PARK
- 30 ANGER AVENUE BOAT LAUNCH (NPC)
- 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
- 32 NETHERBY ROAD BOAT LAUNCH (NPC)



Guiding Framework **2** Waterfront Parks & Waterfront Windows

The Waterfront Parks & Windows Framework creates an approach for the coordinated identity, character, access to and marketing of 35 locations of public access to Lake Erie and 15 km of public access to the shoreline along the Niagara River with 9 key locations for public use. The Framework sets out a new hierarchy of Waterfront Parks and Waterfront Windows connected by a recreational trail and ways to and along the waterfront (see Framework 3).

Introduction

The Town has 45 km of waterfront along Lake Erie and Niagara River. The Niagara Parks Commission owns and manages approximately 15 km of public land along the Niagara River in Fort Erie, between the Old Fort and Netherby Road. There is 30 km of **Lake Erie shoreline** from Old Fort Erie to the boundary with Port Colborne. Along the 30 km of Lake Erie, the Town has 24 locations that offer public access to the shoreline either through designated waterfront parks or road allowances that end at the water's edge. This includes Point Abino Lighthouse that has controlled access by **clearing the gatehouse at the entrance to the private residential neighbourhood of Point Abino** and the two locations in Holloway Bay that are only accessible from **the water's edge**.

The Niagara Parks Commission (NPC) lands extend along the west bank of the **Niagara River** for 56 kilometres from Lake Erie to Lake Ontario. The total area of NPC land is 1720 hectares. Fort Erie is in the South Niagara Parkway that extends from Dufferin Islands to Old Fort Erie. With few exceptions, almost all the lands from the Peace Bridge to Netherby Road between the Parkway and the river edge is publicly accessible. There are 9 points of access along the River, including along the water's edge in the Southend near Riverwalk and Freedom Park behind shops on **Niagara Boulevard**.

There are many points of access to Lake Erie and **Niagara River in Fort Erie**.

The Town of Fort Erie has long recognized the value of its waterfront as its most valued natural asset. A goal in Council's Strategic Plan for 2015-2018 is to "develop and implement an effective, integrated waterfront and tourism strategy". The beautiful sandy and rocky **shoreline has long attracted people to vacation and live along the shoreline**. Now most of the Lake Erie shoreline is lined with seasonal and permanent **residences**.

The Town recognized the importance of maintaining access to the water's edge for all Fort Erie residents and visitors as the backbone of a tourism strategy. Over the years, between the Peace Bridge to the Town's **western boundary, 24 sites have been secured**.

There are currently two categories of public space on the Lake Erie shoreline, designated waterfront parks and waterfront road allowances.

Between the Town's west boundary and the Peace Bridge along Lake Erie, there are six designated waterfront parks:

- **Bay Beach**
- Crystal Beach Waterfront Park
- Maple Leaf Beach Park
- Bernard Beach Park
- Crescent Beach Park
- Waverly Beach Park

There are eighteen other sites that include waterfront access points:

- **Holloway Bay Road**
- Unnamed road allowance (east of Holloway Bay Road)
- Point Abino Lighthouse
- Point Abino Parkette
- Poverty Bay
- Prospect Point Road
- **Burleigh Road**
- **Centralia Avenue**
- Windmill Point Road
- Stonemill Road & Thunder Bay Road
- **Bertie Bay Road**
- Buffalo Road
- Rose Hill Water Treatment Plant
- Kraft Road
- **Rose Avenue**
- **Beachview Avenue**
- Pierce Avenue
- Lakeshore Road (at Albert)

There are also 6 locations of public access to Black Creek that empties to the Niagara River in the Douglstown-Black Creek Neighbourhood that currently **are not signed as such**.

Most of the waterfront from Old Fort Erie to Netherby Road is **publicly accessible along the Niagara River Parkway**. There are eight locations that provide a focus for public use that include:

- **Mather Arch**
- Riverwalk and Freedom Park
- Murray Street Boat Launch
- **Coal Docks**
- Bowen Road Park
- Anger Avenue Boat Launch
- **Miller's Creek Marina**
- Netherby Boat Launch

The map on the facing page categorizes existing waterfront parks, waterfront road allowances and the Niagara Parks as:

- Waterfront destination park
- Waterfront access
- Waterfront urban park
- **Area with interesting history**

This Framework identifies initiatives to enhance awareness of the waterfront network, new capital projects and policy.

Key Issues

1. The boundaries of public land are unclear at many of the waterfront access points and parks. This leads to users inadvertently setting up on private beachfront and private property **owners extending gardens, walkways, and structures onto public land**.
2. Lack of clarity on the extent of public land and lack of understanding on the "code of conduct" results in conflicts between private waterfront **property owners and park users**.
3. While the parks and waterfront points of access are clearly marked with signs at the **entrance to the sites, directional signage** (further up the connecting streets) does not exist. In some instances, road signs that **signal dead ends inadvertently deter users** from finding the sites.
4. Lack of awareness of the number and location of waterfront parks and points of access.
5. Lack of amenities including seating, picnic tables, waste receptacles, and washrooms at some waterfront sites.

What We Heard

- *Provide more facilities and amenities like washrooms, benches, and picnic tables*
- *Some signage is broken (due to vandalism)*
- *Didn't even know some of the waterfront access points existed*
- *All of the shoreline should be walkable*

Principles

1. Provide a variety of Waterfront Parks and Waterfront Windows that offer a range of site conditions and activities.
2. Continue to secure new opportunities for public access to the water's edge.
3. Ensure that Waterfront Parks and Waterfront Windows are clearly welcoming to public use while respecting the rights of private property owners in the area.
4. Enhance the awareness of the full range of Waterfront Parks and Waterfront Windows in the Town of Fort Erie.



Bowan Road



Coal Docks

Initiatives

a Establish a new hierarchy of Waterfront Parks and Waterfront Windows.

The map on the facing page identifies a new hierarchy:

a) Anchor Waterfront Parks:

- Bowen Road Park as a focus for active recreation
- Waverly Beach as a region wide cultural heritage focus
- Bay Beach as a region wide focus for a beach

b) Urban Waterfront Parks to support mixed use and higher density development in urban centres:

- Riverwalk and Freedom Park
- **Coal Docks**

c) Tourist Destination:

- Publicly accessible space on the waterfront as part of the Miller's Creek redevelopment (owned by Niagara Parks Commission)

d) Lake Erie Waterfront Parks and Waterfront Windows

Identify Point Abino Parkette as Point Abino Waterfront Park and Coal Docks as Coal Docks Waterfront Park.

Demonstration plans have been prepared illustrating possibilities for the Point Abino Waterfront Park and Coal Docks (see page 24-25).

Waterfront Parks are the locations for a broad range of active and passive recreation (not necessarily at the same location), parking, and amenities are intended to provide a distribution of destinations for residents and visitors. Waterfront Windows are intended for passive recreation, while some locations are suitable for boat access. **Generally, parking is available along the road or in parking lots associated with the Friendship Recreation Trail.**

b Rename the waterfront road allowance sites as Waterfront Windows. Designate and rename some waterfront access locations as Waterfront Parks.

In an effort to enhance public awareness of Fort Erie's waterfront, the currently named "waterfront road allowance" sites, should be renamed as Waterfront Windows for marketing purposes. This does not change **their status as a public road allowance. Additional** locations should also be noted as Waterfront Windows. The Waterfront Windows are an important component of the network of public places, providing multiple opportunities for access to the water's edge.

Waterfront road allowances should be renamed as:

- Holloway Bay Waterfront Window
- Prospect Point Waterfront Window
- Burleigh Waterfront Window
- Centralia Waterfront Window
- Windmill Point Waterfront Window
- Stonemill/Thunder Bay Waterfront Window
- Bertie Bay Waterfront Window
- Buffalo Waterfront Window
- Kraft Waterfront Window
- Rose Waterfront Window
- Beachview Waterfront Window
- Pierce Waterfront Window

The "unnamed road allowance" in Holloway Bay should be identified as Abino Hills Waterfront Window.

Other locations that should be identified as Waterfront Windows include: Point Abino Lighthouse, Graeber Avenue, Rosehill and the 6 locations of public access to the River Trail along Black Creek in the Douglastown-**Black Creek neighbourhood**. In addition, Poverty Bay could be signed as a non road allowance Waterfront Window.

The following locations of waterfront access should be named and designated as Waterfront Parks:

- Point Abino Waterfront Park
- Coal Docks Waterfront Park
- Bowen Road Waterfront Park
- Lakeshore Waterfront Park

The following is a summary of the Waterfront Parks and Waterfront Windows:

Waterfront Parks

1. Bay Beach (anchor park)
2. Crystal Beach Waterfront Park
3. Maple Leaf Beach Park
4. Bernard Beach Park
5. Crescent Beach Park
6. Waverly Beach Park (anchor park)
7. Point Abino Waterfront Park
8. Coal Docks Waterfront Park (urban waterfront park)
9. Bowen Road Waterfront Park (anchor park)
10. Lakeshore Waterfront Park
11. Riverwalk and Freedom Park (urban waterfront park)

Waterfront Windows

12. Holloway Bay Waterfront Window
13. Abino Hills Waterfront Window
14. Point Abino Lighthouse Waterfront Window
15. Poverty Bay Waterfront Window
16. Graeber Avenue Waterfront Window
17. Prospect Point Waterfront Window
18. Burleigh Waterfront Window
19. Centralia Waterfront Window
20. Windmill Point Waterfront Window
21. Stonemill/Thunder Bay Waterfront Window
22. Rosehill Waterfront Window
23. Bertie Bay Waterfront Window
24. Buffalo Waterfront Window
25. Kraft Waterfront Window
26. Rose Waterfront Window
27. Beachview Waterfront Window
28. Pierce Waterfront Window
29. Black Creek Waterfront Windows (X6)

Plus:

30. Bertie Boating Club
31. Mather Arch
32. Murray Street Boat Launch
33. Anger Avenue Boat Launch
34. Miller's Creek Marina & Boat Launch
35. Netherby Road Boat Launch

= 35 dedicated locations for waterfront access on Lake Erie and Niagara River, plus unfettered public access to and along most of the Niagara River.





FRAMEWORK

WATERFRONT PARKS & WATERFRONT WINDOWS

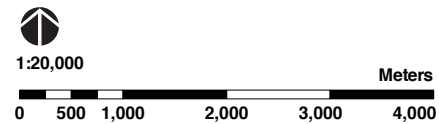
-  TOWN BOUNDARY
-  ANCHOR WATERFRONT PARK
-  URBAN WATERFRONT PARK
-  FRIENDSHIP RECREATION TRAIL
-  NIAGARA RIVER RECREATION TRAIL
-  TOURIST DESTINATION
-  WATERFRONT DRIVE
-  EXISTING WATERFRONT WINDOWS TO BE SIGNED AS PUBLIC

WATERFRONT ACCESS

TYPES

-  WATERFRONT PARK
-  WATERFRONT WINDOW
-  WATERFRONT WINDOW WITH BOAT ACCESS
-  TOURIST DESTINATION

- 1 HOLLOWAY BAY
 - 2 ABINO HILLS
 - 3 POINT ABINO LIGHTHOUSE
 - 4 POINT ABINO, BERTIE BOATING CLUB
 - 5 POVERTY BAY
 - 6 BAY BEACH
 - 7 CRYSTAL BEACH WATERFRONT PARK
 - 8 PROSPECT POINT
 - 9 MAPLE LEAF BEACH PARK
 - 10 BURLEIGH
 - 11 BERNARD BEACH PARK
 - 12 CENTRALIA
 - 13 WINDMILL POINT
 - 14 STONEMILL / THUNDER BAY
 - 15 ROSEHILL
 - 16 BERTIE BAY
 - 17 BUFFALO
 - 18 CRESCENT BEACH PARK
 - 19 KRAFT
 - 20 ROSE
 - 21 BEACHVIEW
 - 22 PIERCE
 - 23 WAVERLY BEACH PARK
 - 24 LAKESHORE
 - 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
 - 26 RIVERWALK & FREEDOM PARK
 - 27 MURRAY STREET BOAT LAUNCH (NPC)
 - 28 COAL DOCKS
 - 29 BOWEN ROAD PARK
 - 30 ANGER AVENUE BOAT LAUNCH (NPC)
 - 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
 - 32 NETHERBY ROAD BOAT LAUNCH (NPC)
 - 33 BLACK CREEK
- (NPC) NIAGARA PARKS COMMISSION



Demonstration plans of enhanced Waterfront Parks:

Bertie Boating Club and Point Abino Parkette

The Bertie Boating Club and Point Abino Parkette are located side by side at the terminus of Point Abino Road South. Together, they represent the southwest extent of the public waterfront in Fort Erie. In addition to the wide commanding views of the lake from this location, these lands provide important public open space for the community. The Bertie Boating Club conducts its operations on lands that are leased from the Town and Ministry of Natural Resources and Forestry on a long term basis (until December 31, 2035). The lease requires that the Club permit and promote the use of its facilities to the general public including free parking, no restriction to pedestrian and bicycle traffic, rental of the pavilion or clubhouse, use of the ramps at reasonable fees, use of 9 docks (with a transient docking fee) and use of the restrooms. Point Abino Parkette should be renamed Point Abino Waterfront Park and designated as parkland. Recommendations include enhancing awareness of public access and improving public space.



Bertie Boating Club and Point Abino Waterfront Park Demonstration Plan

The Demonstration Plan illustrates the following elements/features:

Signage at Erie Road:

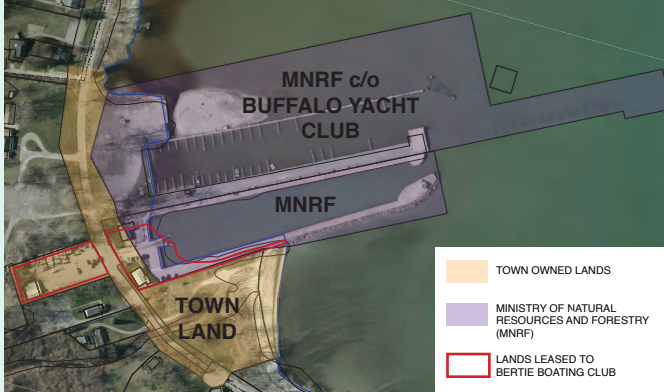
- Locate new signs on Erie Road with information regarding public access to Bertie Boating Club and public use at Point Abino Waterfront Park

A formal Pedestrian Promenade along the south pier:

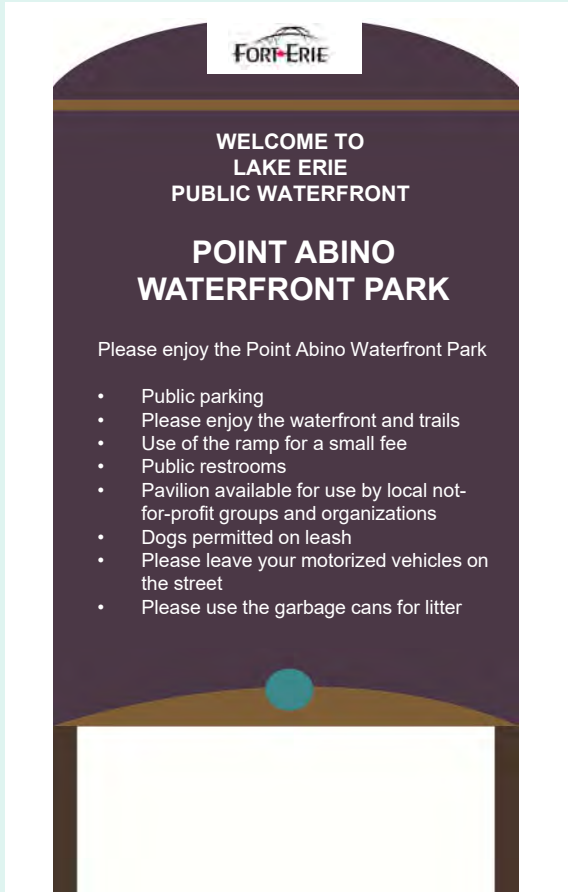
- Parking should not be permitted along the pier; remove the existing parking spaces
- Re-pave the existing hard surface
- Clean up the debris and garbage
- Introduce raised landscape planters and benches along the pier
- Create a focal point at the end of the pier (shade structure, public art, or sculpture)

Integration of the Bertie Boating Club leased lands with Point Abino Waterfront Park with respect to design and circulation:

- Remove the existing chain link fence separating the Bertie Boating Club and the park
- Provide walkway connections between the two areas
- Augment the planting in the park
- Naturalize the shoreline with planting
- Restrict vehicular access in the Park



Public Areas and Leased Areas at Bertie Boating Club / Point Abino Parkette



Signage to indicate public use of Bertie Boating Club and Point Abino Waterfront Park

Coal Docks Urban Waterfront Park

Located in downtown Bridgeburg, the Peace Bridge Authority's former Coal Docks property provides an opportunity to create an exemplary Urban Waterfront Park terminating at Jarvis Street with a multi functional, flexible public space that can be used for programming and events associated with the Bridgeburg Business Improvement Area and other community groups. The public investment will help to catalyze improvements and promote intensification in this Village Centre, critical steps to realizing the vision for a vibrant downtown as presented in the Bridgeburg Neighbourhood Plan. The Neighbourhood Plan envisions higher density housing in the Central Business District to introduce new residents leading to higher demand for services and shopping. The Coals Docks Urban Waterfront Park will provide a key amenity for residents and a destination along the Niagara River Parkway.



The Demonstration Plan illustrates:

A main **gathering/event space** next to the water:

- Festival Square will be a shared space for **pedestrians and cyclists with the ability to be open to vehicular traffic for special events** (markets, car shows etc.)
- Pavement will be 'curb-less' and designed with consistent materials/patterns across vehicular and **pedestrian areas**
- Multi-function, flexible use

Some **parking**;

- Using the existing pavement (base), reconfigure and re-line paint parking spaces at the southern end of the park

A mounded and grassed area that will serve a dual function – passive recreation/picnic area and amphitheatre for gatherings and special events;

- Build upon the existing grade to create the curved 'berm'
- Plant informal groups of trees in areas with new soil
- Provide picnic tables/benches in the canopy areas

A Promenade/Boardwalk along the water's edge including seating, trees in raised planters, and lighting

A Focal Element and anchor for the Festival Square:

- Shade structure, pavilion or public art

Walkways into the park at the north and south extents:

- The north walkway to be defined by a pergola extending from Niagara Boulevard to the water's edge; the south walkway to skirt the edge of the parking area from Niagara Boulevard to the water's edge

A pedestrian-oriented **Enhanced Streetscape along Niagara Boulevard**:

- Including sidewalks/trails, street trees
- Work in collaboration with Niagara Parks Commission to extend the Niagara River Recreation Trail to the spit with a lookout and **seating along the way**

In order to ensure the Park provides a multi functional space for a variety of events and programs, artifacts and memorials placed on the site should be limited.



Downtown Batavia, Illinois, USA



Dordrecht, South Holland, NDL



Toronto Waterfront, CAN



Lahn River, Gießen, DEU

Provide information at each Waterfront Park and Waterfront Window with respect to site name, waterfront logo, the extent of public property, code of conduct, a map of the Town's network of public land at the water's edge.

The Town and the Niagara Parks Commission understand the importance of a clear wayfinding strategy. The Town of Fort Erie prepared a Wayfinding Study with Phase I completed in 2002 and Phase II in 2011. The current signs posted at Waterfront Parks and Waterfront Windows have been implemented within the framework of guidelines included in Phase I of the Wayfinding Study. The Wayfinding Study includes direction for visitor information signs, location maps, identification signs and bollards.

The Town has already implemented signs at most sites of public access with the Town's logo, identification of the Town's public waterfront, site name and instructions for use. There is still a general lack of awareness of the extent of the network of public land at the water's edge. In addition, people are unsure of where there is public access, or for what distance, leading to the under use of some sites and conflicts with adjacent private property owners at others.

All Waterfront Parks and Waterfront Windows must be signed and regularly monitored to ensure signs remain in place. A new waterfront logo should be added to enhance the identity of each part of the network. An



Town of Fort Erie Signage at Beachview Avenue

information map of the entire waterfront with the sites located and a "you are here" icon would also go a long way to broadening awareness of the extent of the network and options to access. A map indicating the extent of public land at each site is also important to identify the limits of private property and to encourage neighbourly behaviour where the rights of private property owners are respected and the rights to the use of public land is not inhibited. A "behaviour code" should also be considered for the information panels with a positive approach to enabling the enjoyment of the waterfront for all. For example:

Please have an enjoyable time on the beach, while respecting private property of homeowners and the beach neighbourhoods. There's a map at the entrance to show you the limits of public property.

Please park in the designated parking areas.

Please have a great time on the beach and take your garbage with you when you leave.

Help us to protect the fragile beach ecosystems by not trampling beach grasses.

Enjoy the beaches until dusk.

Bring your dog, but keep your pet on a leash.

In addition the waterfront signs should indicate the furnishings located at the site for example, a bike rack, **one bench and two trash receptacles.**



Visitor information, Dartmouth, CAN

Increase public access along the Lake Erie shoreline by working in partnership with other public agencies and property owners to acquire/secure new sites.

There are several locations that should be identified/enhanced for public access.

Thunder Bay:

- Public access at foot of Graeber Avenue
- Public land on North Shore at the west edge of Maple Leaf Beach

Bertie Bay:

- Explore opportunities for enhanced public access and use at Rose Hill Water Treatment Plant in **collaboration with Niagara Region**
- **Explore opportunity to incorporate a public parking, and possibly an information kiosk using building as a backdrop**

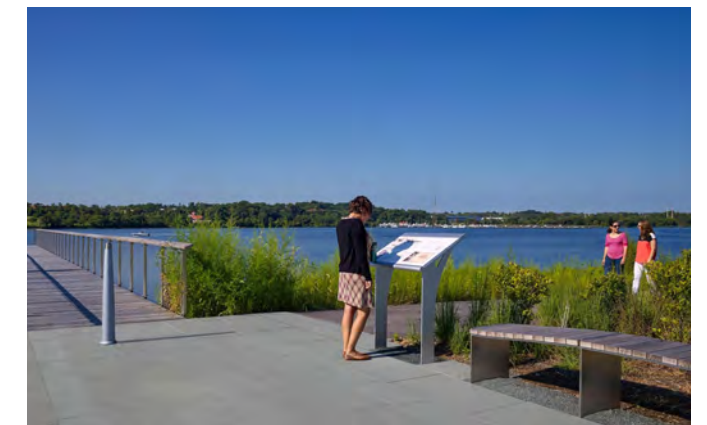
Ongoing efforts to increase public waterfront access is an important initiative to build on this long term legacy for Fort Erie. There are a variety of tools available to the Town to secure/acquire waterfront land as outlined in the final chapter of the Strategy. Public access can be **increased through gaining public ownership, arranging a lease or easement for public access and use, or arranging a lease or easement for public access only** (i.e. to permit the public to walk along the waterfront without stopping) (see Chapter 7).



Graeber Avenue

Formalize the current landscape design practices by preparing design standards to identify a palette of furnishings and maintenance standards (see Framework 1, initiative i).

The need for additional public furnishings at Waterfront Parks and Waterfront Windows was identified by the **public through consultation events. Furnishings such as seating, picnic tables, waste receptacles, bike racks, and washrooms** at some locations will help identify the sites as public places and create a more inviting environment. Furnishings clarify that the space is for public use and will therefore allow users to be more confident in visiting the Waterfront Windows in particular. In addition, well-maintained and cohesive furnishings will provide visitors with a sense that these public areas are well cared for and valued by the Town. A consistent palette of furnishings will also contribute to the consistent branding of the waterfront network throughout the Town. An important role of the bay ambassadors described in initiative 'i' will be to monitor the condition of the furnishings and advise the Town if maintenance is required.



West Covington Park, Baltimore, USA

f Develop marketing materials for Waterfront Parks and Waterfront Windows.

Building on the value of having consistent amenities and signage across all Waterfront Parks and Waterfront Windows, consistent maintenance standards will contribute to a cohesive waterfront system. Upholding maintenance standards will send a message to users that the space is valued by the Town and to respect **these sites which are open to everyone. As a result,** maintenance standards may also contribute to reducing conflicts between adjacent private property owners and **other residents and visitors.**



Sandy Creek, Victoria, AUS



West Covington Park, Baltimore, USA

The development of marketing materials and mapping with consistent branding will be an important resource for the Town in raising awareness and attracting visitors to its waterfront amenities. Considering the high value of the Waterfront Parks and Waterfront Windows, it will be important to ensure that they are well used, and contribute to increasing the quality of life for residents and in generating more economic development through tourism. The Economic Development and Tourism Corporation's website should include information on all Waterfront Parks and Waterfront Windows in the entire network similar to the information sheet currently provided on Crystal Beach. Marketing materials should build on the awareness and brand of "Niagara's South Coast", integrating the details of all of Fort Erie's locations of public access beyond the 7 locations currently identified in their marketing materials.



Signage, Port Colborne, CAN

g Regularly monitor each Waterfront Park and Waterfront Window to ensure they remain clearly signed for public access.

Considering the issues resulting from poorly signed Waterfront Parks and Waterfront Windows, it will be important to regularly monitor this signage. While general upkeep and maintenance is addressed through the following initiative, of great concern is the potential for the signs being taken down or vandalized. During preparation of the Waterfront Strategy, signs at Centralia and Rose Avenue had been removed. At Rose Avenue, the presence of bike racks and bollards were the only indicators of public space. A regular monitoring program is essential to ensure that the signs remain in place at all locations for public access to the waterfront.



Rose Avenue



Centralia - Sign to identify public access removed

h Address encroachments to ensure public space is unimpeded and clearly public.

With such limited public land at the water's edge in the Town, there should be no encroachments in the way of fences, hedges, porches, gardens etc. on the Waterfront Parks or Waterfront Windows. Recognizing the importance of this, the Town passed a by-law to establish guidelines for considering encroachments as well as the action required to address the encroachments. Of the road allowances - Waterfront Windows - 7 have encroachments of some form: retaining walls, hedges, patio, planting. The Town should endeavor to maintain clear, unfettered public **access to its public land.**

Identify an ambassador in each Bay to help with community liaison and to advise the Town on issues specific to each Bay.

Fort Erie's waterfront is complex with varying conditions and sensitivities in each bay. It is recommended that the Town consider implementing an "ambassador" program in which a resident is identified in each bay to function as a point of contact for the local neighbourhoods and the Town to address issues on a bay-by-bay basis such as trespassing, non-neighbourly behaviour, maintenance and to explore opportunities for pedestrian connections among locations of public land on the waterfront. The ambassador could also advise the Niagara Peninsula Conservation Authority/Ministry of Natural Resources and Forestry of activities that may degrade important natural features. Implementation of this program will require staff time. The ambassador program could be implemented as a "pilot project" for one year to test its acceptance in the community.



Bays along Lake Erie

Precedent Park Ambassador Program

Town of Richmond Hill, Ontario

Richmond Hill's Park Ambassador Program's main objective is to recruit, train and empower local residents 18 and older by allowing them to serve as Park Ambassadors for their communities. Volunteers **will be a visible presence in their respective neighbourhood parks** by providing helpful information about Richmond Hill to their neighbours and friends, and also relaying any concerns or problems in the parks to the Town. The Ambassadors act as the "eyes and ears" of their communities.

The implementation of this program will empower residents, reduce graffiti vandalism, cut down on damage to playgrounds and curtail suspicious criminal activity in community parks.

Now Recruiting!

Our Park Ambassador Program is expanding and we're looking for individuals interested in volunteering their time.

To qualify to be a Park Ambassador you must:

- Be a resident of the Richmond Hill;
- Be a minimum 18 years of age;
- Act as a Goodwill Ambassador for the Town of Richmond Hill;
- Complete the "Tactical Communication Course" provided by the Town of Richmond Hill in conjunction with York Regional Police to ensure you have an understanding of local criminal activity; how you should survey a park for safety and security concerns; how to avoid confrontations, parks by-laws; and how to report incidents;
- Have an understanding and knowledge regarding Town events, special events and any other functions that you might need to attend;
- Be in your park/parks a minimum of once per week, spring through fall;
- Wear some type of identifying golf shirt, hat or jacket with the Town logo supplied by the Town of Richmond Hill;
- Attend an annual meeting to go over any updates to the program; **and,**
- Provide a Criminal Background Check from York Regional Police.

Precedent Park Ambassador Program

City of Barrie, Ontario

The Park Ambassadors Program is a partnership between the Barrie Police Service, Barrie By-Law and Barrie Parks and Recreation. The program is designed to provide an opportunity for willing individuals of the community a chance to monitor parks and trails for damages, graffiti and other public disturbances. They then will report these incidents to the Barrie Police Service, Municipal By-Law, Parks Operations or other appropriate services. This initiative is designed to be rewarding to its participants in a way that allows them to feel they are "looking after" their "backyards." The program will develop close working relationships with the above stakeholders in order to quickly repair any damages to the parks or deal with criminal activity. Park Ambassadors involve:

- A commitment to improving parks and trails in your community.
- Cooperating with various organizations to quickly and effectively repair any damage and report any criminal activity.

Duties of the Park Ambassador:

- Serve as goodwill ambassadors for the City,
- Provide valuable information to local friends and neighbours about City services, programs and events,
- **Walk through their neighbourhood public spaces wearing a distinctive 'Park Ambassador' shirt,**
- Offer help and give advice to other residents on how and who to **contact in their local area,**
- Report by telephone, e-mail or fax any resident's concerns or their **own concerns directly to the appropriate agency and,**
- Ensure all inquires are followed up on.

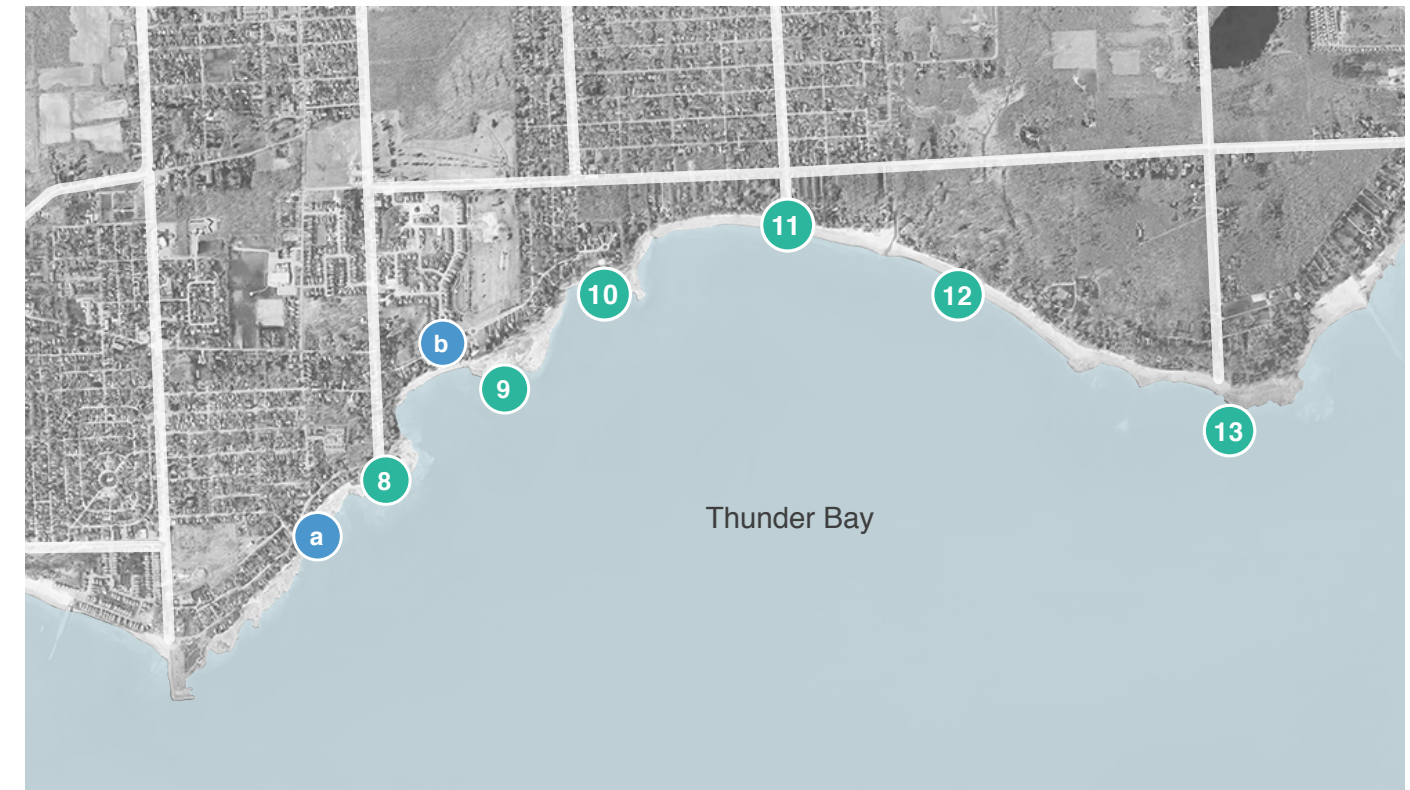
Catalogue of Site Specific Recommendations - Based on Existing Conditions and Current Location Names

Holloway Bay and Abino Bay



- Provide signs to Waterfront Parks and Waterfront **Windows**
- Review opportunities to mitigate erosion at storm outfalls
- 1 Holloway Bay**
 - Sign on beach and road as Waterfront Window
 - Explore options for pedestrian access, perhaps in partnership with Port Colborne
 - Identify public parking on Holloway Bay Road South
 - Address encroachments onto public land
- 2 Unnamed Road Allowance**
 - Sign as Waterfront Window
- 3 Point Abino Lighthouse**
 - Monitor use and conditions of Agreement
 - Sign as Waterfront Window and explore opportunity to pull up small boats and kayaks on shore
- 4 Bertie Boating Club / Point Abino**
 - Sign Bertie Boating Club as public and provide information on availability of public washrooms, public parking, public space, ramps and docks
 - Prepare a master plan to guide enhancements to public space at Point Abino
 - Resolve conflicting uses
 - Rename as Point Abino Waterfront Park and designate **as parkland**
- 5 Poverty Bay**
 - Sign as Waterfront Window
- 6 Bay Beach**
 - Implement the Bay Beach Master Plan
- 7 Crystal Beach Waterfront Park**
 - Explore options for Palmwood as a redevelopment **opportunity**
 - Explore opportunity to add a pier for short term boat tie up **at boat launch**
- Work with partners to ensure regulations are enforced to protect significant wetland on site of Buffalo Canoe Club **boat storage area**

Thunder Bay



- Provide signs to Waterfront Parks and Waterfront Windows at Thunder Bay Road and Dominion Road
- Review opportunities to mitigate erosion at storm outfalls
- 8 Prospect Point**
 - Address encroachments onto public land
- 9 Maple Leaf Beach Park**
 - Connect to location identified as 'b' above to the west through signage permitting and encouraging access
 - Address encroachments
- 10 Burleigh Road**
 - Address encroachments onto public land
- 11 Bernard Beach Park**
 - Implement landscaping to screen concrete storm sewer
- 12 Centralia Avenue**
 - Replace sign that has been removed indicating public access to Centralia Beach and provide more directional signs from parking lot, trails and private road
 - Address encroachments onto public land
 - Work with partners to prepare a woodland management plan for the area (not town-owned land)
 - **Maintain wood chips on trail**
- 13 Windmill Point Road South**
 - Assess feasibility of building a raised bird viewing platform working in collaboration with partners
- a** Sign as Waterfront Window at Graeber Avenue
- b** Sign as permitting and encouraging access to Maple Leaf Beach Park and remove some trees so it appears **available and open to public access**

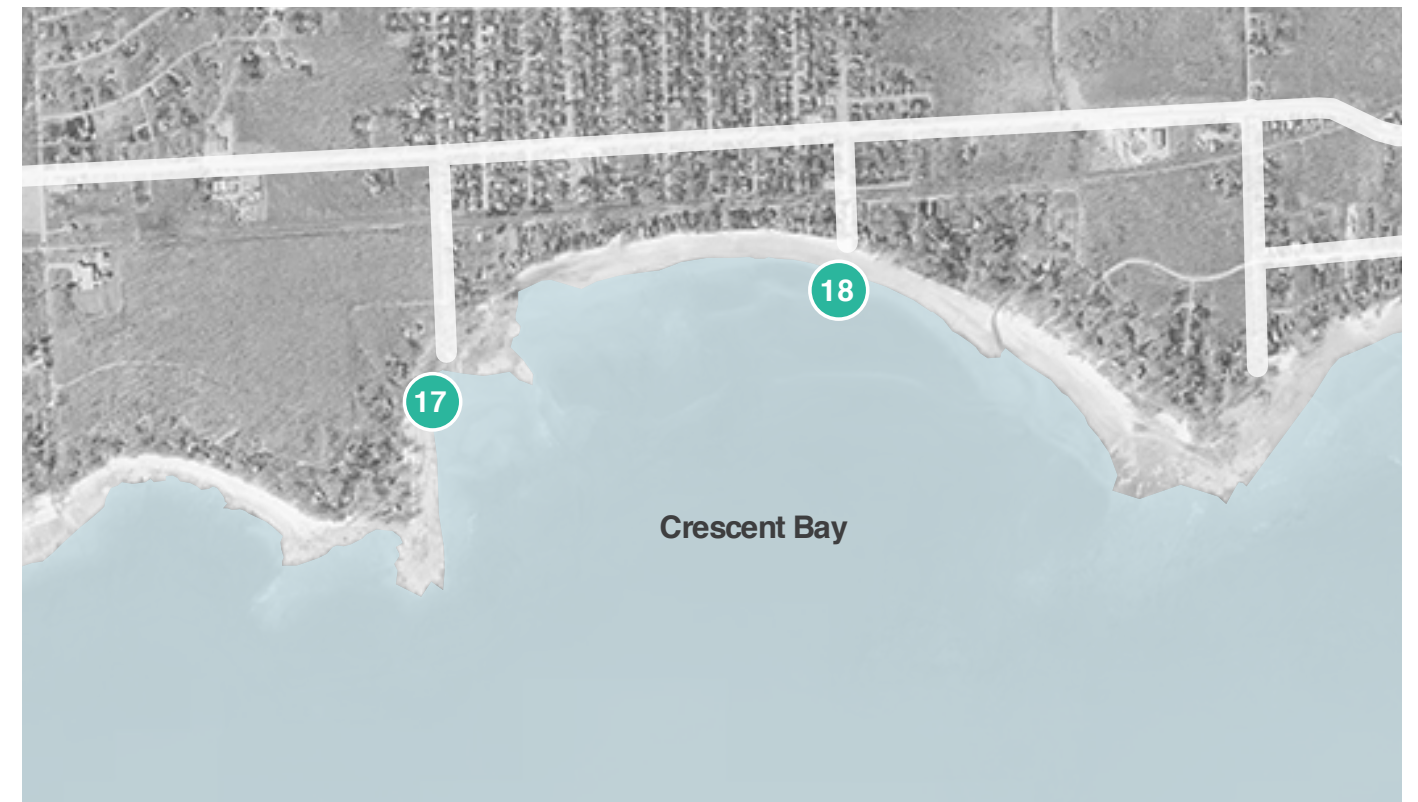
Bertie Bay



- Provide signs to Waterfront Parks and Waterfront Windows from Dominion Road
- 14 Stonemill Road & Thunder Bay Road**
 - Provide information clarifying extent of public ownership **on two road allowances**
 - Address encroachments
 - Consider land swap with adjacent property owner
 - Review opportunities to mitigate erosion at storm outfalls
- 15 Rosehill**
 - **Explore opportunities to provide public access at Rosehill Water Treatment Plant in partnership with Niagara Region who are undertaking high level planning for the Plant**

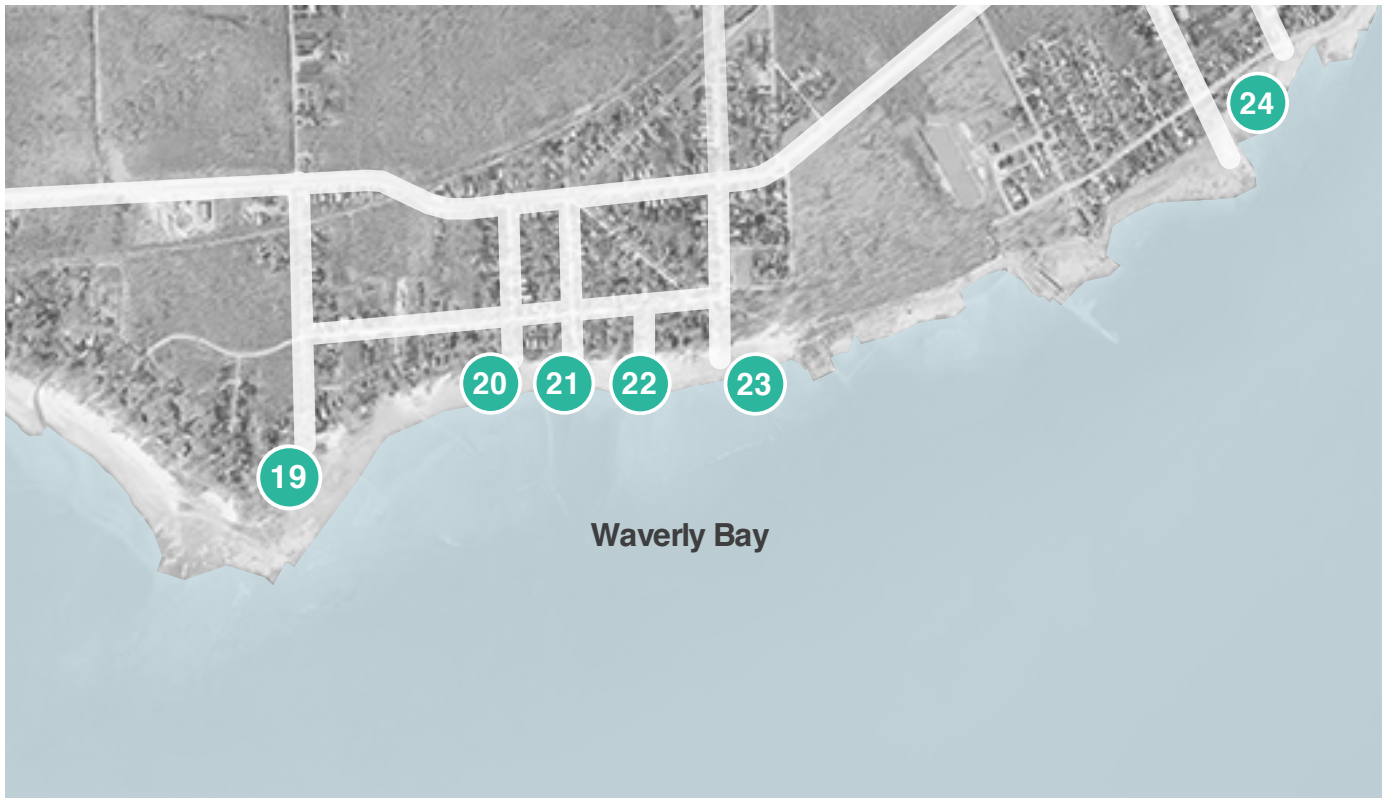
- 16 Bertie Bay Road**
 - Work with partners to protect the Locally Significant **Wetland. Develop guidelines to protect the natural features**
 - Review opportunities to mitigate erosion at storm outfalls

Crescent Bay



- Provide signs to Waterfront Parks and Windows from Dominion Road
- Develop and implement measures to mitigate erosion from storm drains
- 17 Buffalo Road**
 - **Work with partners to build a raised bird viewing platform**
 - Work with partners to protect Locally Significant **Wetlands**
- 18 Crescent Beach Park**
 - Explore the possibility of adding washrooms and an information kiosk in the parking lot as a staging area along the Friendship Recreation Trail and the Park

Waverly Bay



- Provide signs to Waterfront Parks and Waterfront Windows from Dominion Road
- Review opportunities to mitigate erosion at storm outfalls
- 19 Kraft Road**
 - Address encroachments onto public land
- 20 Rose Avenue**
 - Replace sign identifying public access
- 21 Beachview Avenue**
- 22 Pierce Avenue**
 - Replace sign identifying public access

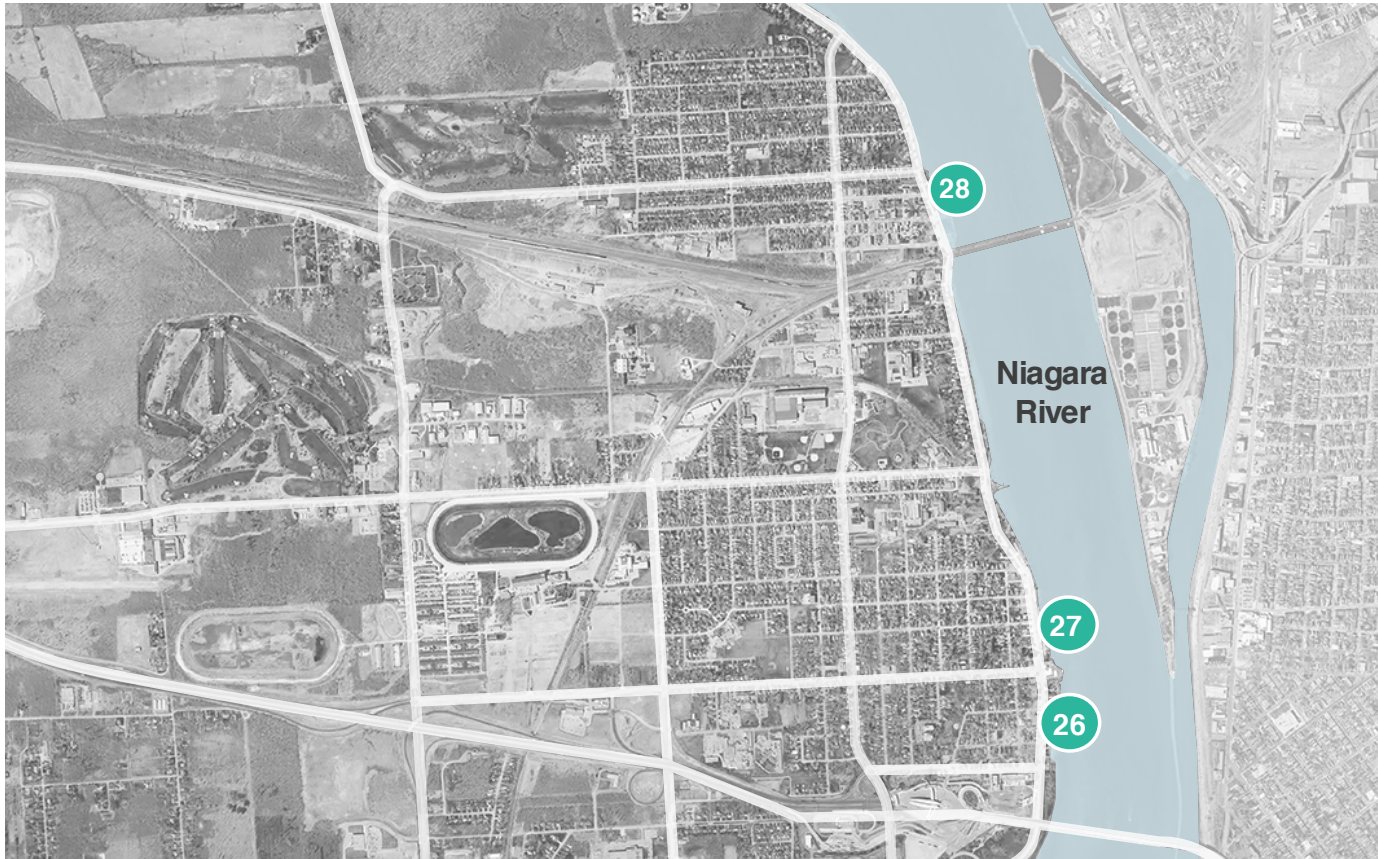
- 23 Waverly Beach Park**
 - Central anchor to Fort Erie’s network of public land at water’s edge – interesting history
 - Residential development permitted on lands north of waterfront, just east of the park
 - Collaborate with developer to ensure principles of Waterfront Strategy are achieved
- 24 Lakeshore Road Parkette**
 - Sign as Waterfront Park
 - Add amenities such as a pavilion, seating, garbage receptacles, and interpretive signage
 - Prepare agreements with local property owners relative to their gardens on public property
 - Designate as parkland

Niagara River



- Review opportunities to mitigate erosion at storm outfalls
- 25 Niagara Parks, Old Fort Erie, Peace Bridge & Mather Arch**
 - Collaborate with Niagara Parks Commission during preparation of their South Parkway Strategy
 - Collaborate with Niagara Parks Commission on implementation of their wayfinding and branding in Fort Erie
 - Collaborate with Niagara Parks Commission on implementation of streetscape enhancements on the Niagara River Parkway

Niagara River



- Review opportunities to mitigate erosion at storm outfalls
- 26 Riverwalk & Freedom Park**
 - Extend recreation trail from Riverwalk to the Coal Docks at Jarvis Street
 - Encourage private property improvements
 - Support bike rental business along the waterfront
 - Implement signage to direct people along the water and **to restaurants**
 - Music in the Park would tie into existing businesses (the sound studio across the street) and create an attraction **to the area**
 - **Encourage local business to support a Business District**

- 27 Murray Street Boat Launch**
 - Promote boat launches at key locations
- 28 Coal Docks**
 - Prepare a concept for the site to enhance public use
 - Develop as a site for events to support the Business Improvement Area
 - Will be a catalyst to encourage property improvements and intensification in the area
 - **Designate as parkland**

Niagara River



- 29 Bowen Road Park**
 - Bowen Road Park is identified as one of 3 Waterfront Anchor Parks - this one for active recreation
 - Sign as Bowen Road Waterfront Park
- 30 Anger Avenue Boat Launch**
 - Review opportunities to mitigate erosion at storm outfalls
 - Promote boat launches at key locations

- 31 Miller's Creek Marina & Boat Launch**
 - Monitor development at Miller's Creek Marina to ensure public space and access for pedestrians, cyclists and **vehicles at and along the water's edge is provided** Ensure an appropriate transition to adjacent uses, with some uses that complement public space
 - Excellent location for major tourist development
- 32 Netherby Road Boat Launch**
 - Work in partnership with NPC to enhance the gateway to Fort Erie Waterfront: landscape, signage, built form to **indicate entrance**
 - Promote boat launches at key locations
- 33 Black Creek**
 - Add signs to indicate public access along River Trail on road ends to Black Creek - Waterfront Windows

2 Waterfront Parks & Windows

Summary of Initiatives	
a	Establish a new hierarchy of Waterfront Parks and Waterfront Windows.
b	Rename the waterfront road allowance sites as Waterfront Windows. Designate & rename some waterfront access locations as Waterfront Parks.
c	Provide information at each Waterfront Park and Waterfront Window with respect to site name, waterfront logo, the extent of public property, code of conduct, a map of the Town's network of public land at the water's edge.
d	Increase public access along the Lake Erie shoreline by working in partnership with other public agencies and property owners to acquire/secure new sites.
e	Formalize the current landscape design practices by preparing design standards to identify a palette of furnishings and maintenance standards (see Framework 1, initiative i).
f	Develop marketing materials for Waterfront Parks and Waterfront Windows.
g	Regularly monitor each Waterfront Park and Waterfront Window to ensure they remain clearly signed for public access .
h	Address encroachments to ensure public space is unimpeded and clearly public.
i	Identify an ambassador in each Bay to help with community liaison and to advise the Town on issues specific to each Bay .

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

EXISTING CONDITIONS

WAYS TO & ALONG THE WATERFRONT

- TOWN BOUNDARY
- HIGHWAY
- MAJOR ROAD
- SECONDARY ROAD
- TRANS CANADA TRAIL
GREATER NIAGARA CIRCLE ROUTE
- FRIENDSHIP RECREATION TRAIL
- NIAGARA RIVER RECREATION TRAIL
- BICYCLE NETWORK
- NIAGARA RIVER PARKWAY

WATERFRONT ACCESS

TYPES

- WATERFRONT DESTINATION PARK
- WATERFRONT ACCESS MAINTAINED SANDY BEACH
- WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
- WATERFRONT ACCESS NATURAL/ROCKY
- WATERFRONT URBAN PARK
- AREA WITH INTERESTING HISTORY

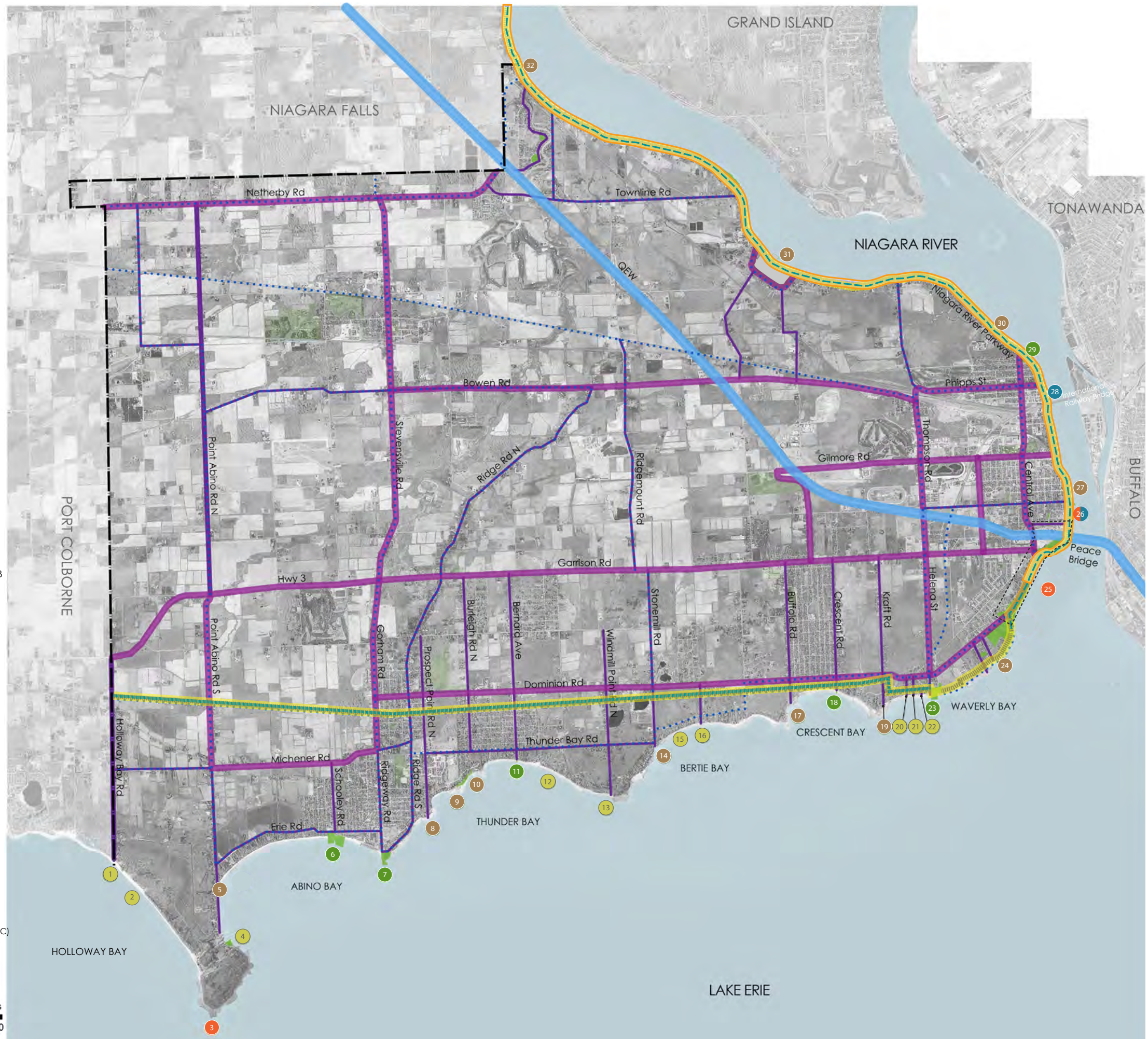
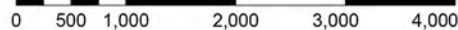
- 1 HOLLOWAY BAY
- 2 UNNAMED ROAD ALLOWANCE
- 3 POINT ABINO LIGHTHOUSE
- 4 POINT ABINO PARKETTE, BERTIE BOATING CLUB
- 5 POVERTY BAY
- 6 BAY BEACH
- 7 CRYSTAL BEACH WATERFRONT PARK
- 8 PROSPECT POINT
- 9 MAPLE LEAF BEACH PARK
- 10 BURLEIGH ROAD
- 11 BERNARD BEACH PARK
- 12 CENTRALIA AVENUE
- 13 WINDMILL POINT ROAD SOUTH
- 14 STONEMILL ROAD & THUNDER BAY ROAD
- 15 ROSEHILL
- 16 BERTIE BAY ROAD
- 17 BUFFALO ROAD
- 18 CRESCENT BEACH PARK
- 19 KRAFT ROAD
- 20 ROSE AVENUE
- 21 BEACHVIEW AVENUE
- 22 PIERCE AVENUE
- 23 WAVERLY BEACH PARK
- 24 LAKESHORE ROAD PARKETTE
- 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
- 26 RIVERWALK & FREEDOM PARK
- 27 MURRAY STREET BOAT LAUNCH (NPC)
- 28 COAL DOCKS
- 29 BOWEN ROAD PARK
- 30 ANGER AVENUE BOAT LAUNCH (NPC)
- 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
- 32 NETHERBY ROAD BOAT LAUNCH (NPC)

(NPC) NIAGARA PARKS COMMISSION



1:20,000

Meters



Guiding Framework 3 Ways to & Along the Waterfront

Fort Erie is well connected to the provincial 1600 km Great Lakes Waterfront Trail and the regional 140 km Greater Niagara Circle Route. However, at the municipal scale only a small fraction of the 30 km along the Lake shoreline in the Town is publicly accessible. The Town developed the 16 km long Friendship Recreation Trail on an abandoned rail line that now provides a level, multi use recreational trail paralleling the waterfront. This Framework identifies the key connecting routes for drivers, cyclists and pedestrians to Waterfront Parks and Waterfront Windows. Initiatives to enhance wayfinding, awareness of the network of Waterfront Parks and Waterfront Windows, amenities and universal access will strengthen connections to and along the waterfront.

Introduction

Fort Erie is part of the 1600 km Great Lakes Waterfront Trail that extends from just north of Cornwall following the St. Lawrence River, Lake Ontario, Lake Erie and north along Detroit River to the south tip of Lake Huron to Grand Bend. The main access points identified on the waterfront trail web site include only the Peace Bridge and Old Fort Erie in Fort Erie however, the detailed map of Lake Erie identifies parking at Waverly Beach, Crescent Beach, Centralia Beach, Bernard Beach, Crystal Beach and Bay Beach.

Fort Erie is part of the 140 km Greater Niagara Circle Route, a hiking and cycling route comprised of Fort Erie's Friendship Recreation Trail (16 km), Trans Canada Trail and the Welland Canal Parkway. The Route follows the west bank of the Niagara River, follows the road closest to Lake Ontario, and then follows the Welland Canal, south to the Friendship Recreation Trail. It is the main structuring system for the Fort Erie Waterfront Strategy. While the portion of the **Circle Route along the Niagara River generally hugs the water's edge**, the Friendship Recreation Trail varies between 3000 and 100 metres from the water's edge.

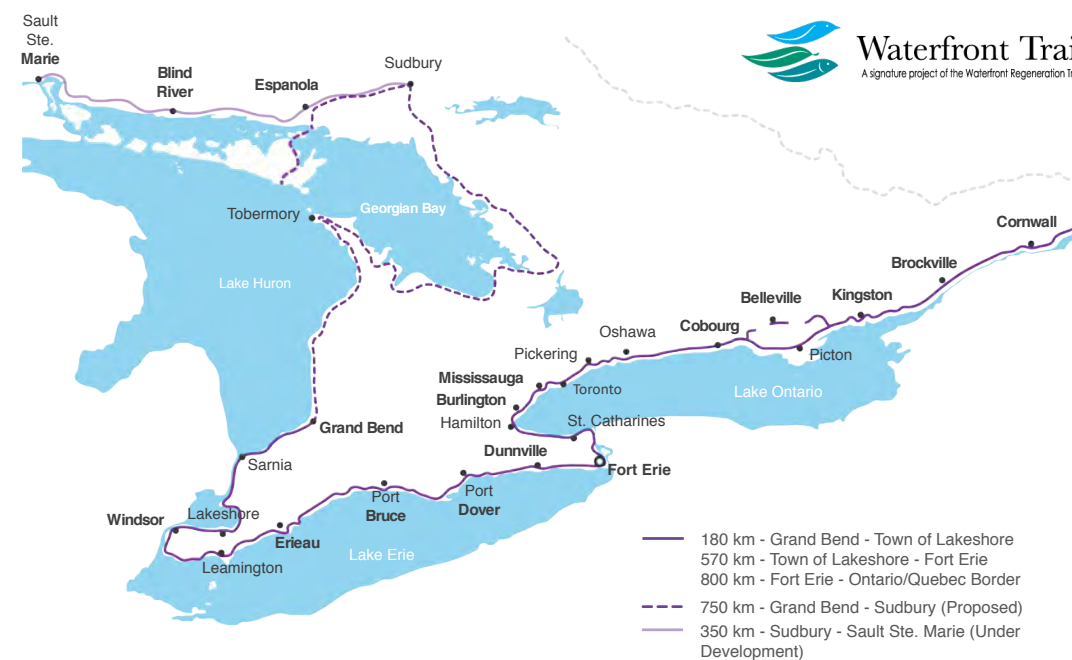
In addition to the Greater Niagara Circle Route, there are a number of other streets and corridors that are identified through signage and mapping as bicycle routes.

The map on the facing page identifies the highways, roads, Niagara River Parkway and recreational trails in Fort Erie. The Town is easily accessible by road **with the QEW providing a direct connection to the waterfront at the Peace Bridge**. The Regional (major) roads all provide a direct connection to the water's edge: Niagara River Parkway that follows the Niagara River connecting with Dominion Road, Garrison Road/Highway 3 that terminates at Mather Arch and Bowen Road that connects with Phipps Road that terminates at the River. Central Avenue, Helena Street, Stevensville Road and Point Abino Road all provide a **direct connection to the water's edge**. Central Avenue provides a north south connection between the Lake and the River.

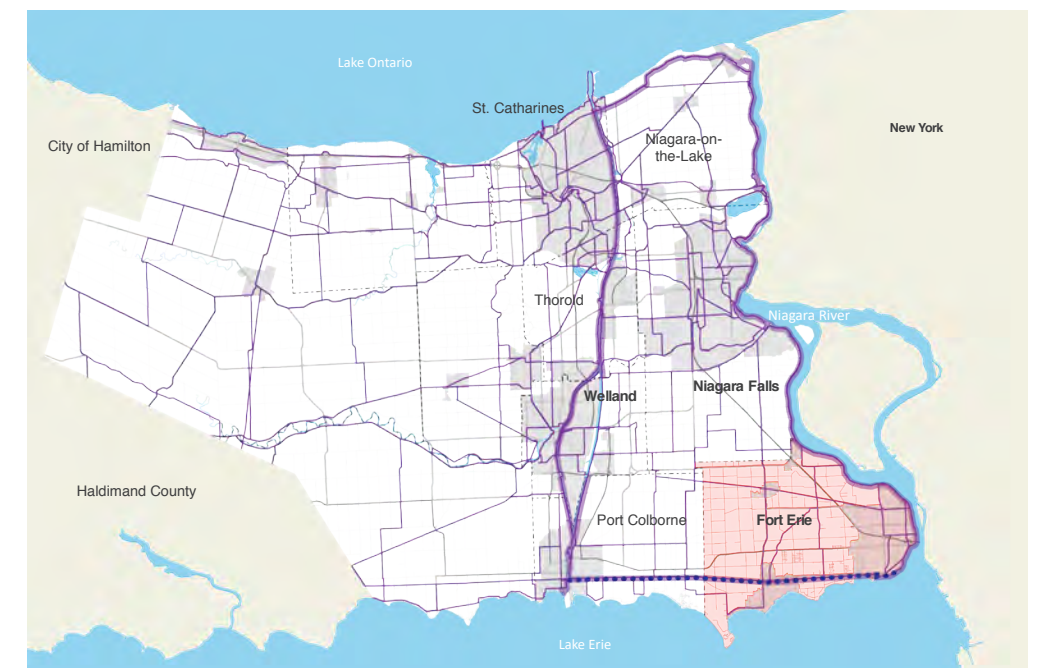
What We Heard

- Implement a long range strategy to expand public access to the waterfront
- Provide public access to Point Abino
- Implement universally accessible routes to the beach
- A lot of the waterfront is privately owned
- Temporary fences are put up by cottagers
- Protecting private property is only necessary because of trespassers who litter, steal and party
- Let's regain what we own - let people walk the water's edge

This Framework identifies initiatives to enhance wayfinding, guidelines to identify key "Ways to & Along the Waterfront" and expanded pedestrian and cycling connections.



Great Lakes Waterfront Trail



Niagara Region Bicycle Network

Key Issues

1. Lack of clear wayfinding identifying access to Waterfront Parks and Waterfront Windows: from provincial highway, to major roads to secondary roads.
2. Lack of clear connection from Niagara River Parkway to Fort Erie's "ways to the waterfront", in particular through the Southend and north to Bridgeburg.
3. No access to Holloway Bay.
4. Lack of clear identity for alternate cycling and walking routes that are in addition to the Friendship Recreation Trail.
5. Lack of amenities and services for cyclists and pedestrians along the access routes.
6. Concern that mixed use, and or higher density residential development along the water's edge will not include clearly public routes for walking, cycling and driving close to the shoreline.
7. Permission for shoreline access on private property.

Principles

1. Routes to the waterfront will be clearly identified.
2. Incorporate wayfinding and information on routes for cycling and walking along the waterfront.
3. Expand public access along the water's edge.
4. Incorporate amenities to enhance use on cycling and walking routes.
5. There will be a seamless connection between the Fort Erie trail network and the Niagara River Recreational Trail.



Walk [Your City] signage, Atlantic Beach, USA

Initiatives

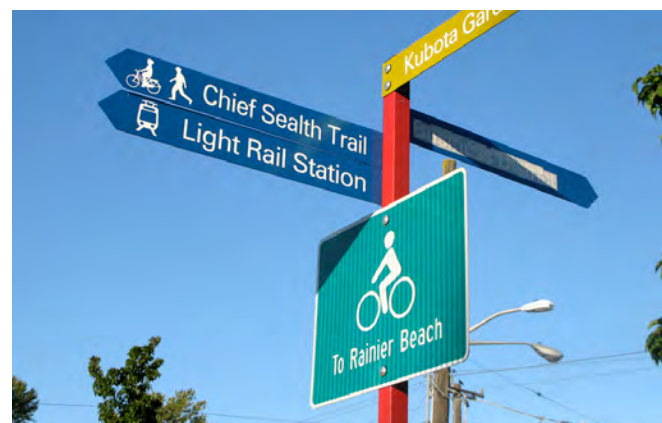
a Develop a wayfinding strategy to direct people to the waterfront including:

- Main connectors on Point Abino Road South, Stevensville Road/Gorham Road, Garrison Road, and Netherby Road
- The Waterfront Drive (Erie Road, Dominion Road, Niagara River Parkway)
- Each road providing a route to a Waterfront Park or Waterfront Window

Currently there is no indication that the waterfront is a short drive or walk from Garrison Road or Dominion Road. The main roads providing the key link from the QEW, the Waterfront Drive (up to the beginning of the Niagara River Parkway) and each of the roads to a Waterfront Park and Waterfront Window should be identified with the waterfront logo, banners and directional signs - these are the "ways to the waterfront" as depicted on the map on the facing page. The Town of Fort Erie prepared a Wayfinding Study with Phase I completed in 2002 and Phase II in 2011. The Wayfinding Study included guidelines for gateways signs, directional signs, banners and street signs. Implementation of the proposed elements of the wayfinding signage program would fulfill the essential function in directing residents and visitors to the network of Waterfront Parks and Waterfront Windows. Niagara Region's Transportation Management Plan will include guidelines for route and destination identification, and wayfinding signage for cyclists. This should be considered when Fort Erie updates the Wayfinding Study to reflect this Waterfront Strategy.

b Prepare design guidelines that include a palette of streetscape elements to identify the "ways to the waterfront" that include: special lighting at key locations, banners along the route, signage, trees and other landscape features in some locations.

Streetscape elements on "ways to the waterfront" will help the Town celebrate its waterfront and will contribute to developing a stronger character for waterfront neighbourhoods, create a more pleasant public realm and alert drivers that they are close to the waterfront where there may be more pedestrians. Streetscape elements should recognize the hierarchy of Waterfront Parks and Waterfront Windows and identify the gateways to Fort Erie and its waterfront at Douglstown-Black Creek and the Port Colborne boundary. The Town's Wayfinding Study provided guidelines for primary and secondary gateway signs and identified both the Port Colborne boundary and Netherby Road as gateways, along with the Peace Bridge area and Thompson Road/Helena Street area.



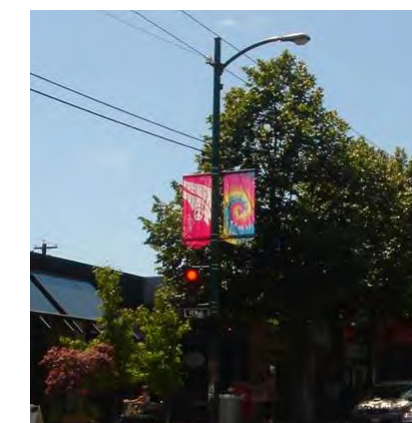
Rainier Beach wayfinding, Seattle, USA



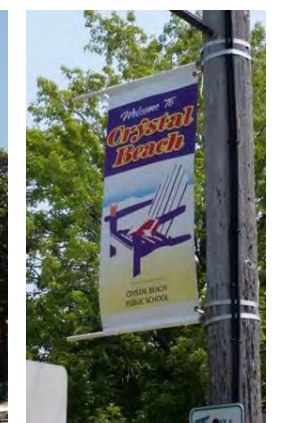
Walk [Your City] is a way-finding system and guerrilla signage which helps you boost your community's walkability. walkyourcity.org



Entry feature, Thunder Bay, CAN






Street banners







FRAMEWORK

WAYS TO & ALONG THE WATERFRONT

-  TOWN BOUNDARY
-  GATEWAY
-  WATERFRONT DRIVE
-  TRANS CANADA TRAIL
GREATER NIAGARA CIRCLE ROUTE
-  FRIENDSHIP RECREATION TRAIL
-  NIAGARA RIVER RECREATION TRAIL
-  MAIN ROAD
-  ROUTE TO WATERFRONT PARK OR WATERFRONT WINDOW
-  NIAGARA RIVER PARKWAY AND NIAGARA RIVER RECREATIONAL TRAIL

WATERFRONT ACCESS

TYPES

-  WATERFRONT PARK
-  WATERFRONT WINDOW
-  WATERFRONT WINDOW WITH BOAT ACCESS
-  TOURIST DESTINATION

- 1 HOLLOWAY BAY
- 2 ABINO HILLS
- 3 POINT ABINO LIGHTHOUSE
- 4 POINT ABINO, BERTIE BOATING CLUB
- 5 POVERTY BAY
- 6 BAY BEACH
- 7 CRYSTAL BEACH WATERFRONT PARK
- 8 PROSPECT POINT
- 9 MAPLE LEAF BEACH PARK
- 10 BURLEIGH
- 11 BERNARD BEACH PARK
- 12 CENTRALIA
- 13 WINDMILL POINT
- 14 STONEMILL / THUNDER BAY
- 15 ROSEHILL
- 16 BERTIE BAY
- 17 BUFFALO
- 18 CRESCENT BEACH PARK
- 19 KRAFT
- 20 ROSE
- 21 BEACHVIEW
- 22 PIERCE
- 23 WAVERLY BEACH PARK
- 24 LAKESHORE
- 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
- 26 RIVERWALK & FREEDOM PARK
- 27 MURRAY STREET BOAT LAUNCH (NPC)
- 28 COAL DOCKS
- 29 BOWEN ROAD PARK
- 30 ANGER AVENUE BOAT LAUNCH (NPC)
- 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
- 32 NETHERBY ROAD BOAT LAUNCH (NPC)
- 33 BLACK CREEK (NPC) NIAGARA PARKS COMMISSION



1:20,000

Meters



Identify key stakeholders and champions to determine opportunities for pedestrian access to connect Waterfront Parks and Waterfront Windows on Lake Erie.

While the Town currently has 24 access points to Lake Erie, none of the access points are connected to each other. The Ontario Shorewalk Association has been working for many years to enhance access along the waterfront. They have been strong proponents of Ontario's Right of Passage Act that would allow walking along the shoreline of all of the Great Lakes. A number of comments were received through public consultation indicating that many residents come with the intent to walk along the shoreline, before finding that this is not possible. This is exacerbated by some property owners erecting fencing to the water's edge to eliminate public access along the beach.

Since 90% of the shoreline is privately owned, involving stakeholders and champions in efforts to increase public ownership and pedestrian connections among Waterfront Parks and Waterfront Windows will be **critical. Residents in each bay are best to explore** opportunities for connection along the water's edge and can act as ambassadors for the Town, championing public access to this valuable resource (see Framework 2, Initiative 'i').



Crescent Beach

Provide universal access on Waterfront Parks and Waterfront Windows where feasible.

The Town of Fort Erie is committed to improving public access to its waterfront. An important component of this is striving to ensure that all members of the public, regardless of ability, are able to take advantage of and fully enjoy the Waterfront Parks and Waterfront Windows. The Town has already implemented an accessible boardwalk at Waverly Beach Park and the Bay Beach Master Plan anticipates a roll out beach mat for universal access.



Roll out beach mat

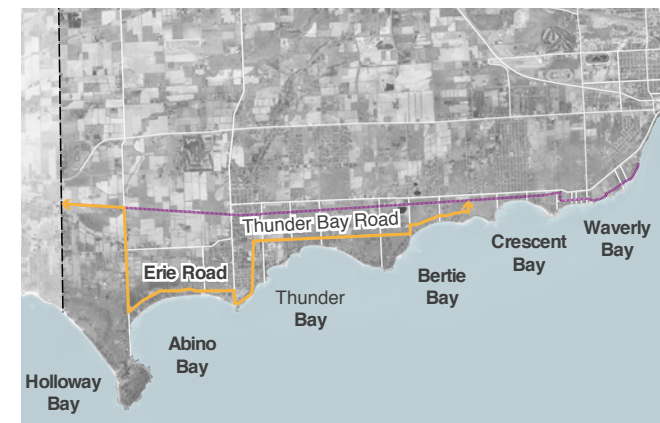


Accessible boardwalk, Port Colborne, CAN

Enhance the pedestrian and cycling routes to and along the waterfront

The Town's Friendship Recreation Trail is the backbone on the waterfront's recreational trail system. The Trail is well signed and all points of connection with public access to the waterfront are signed. The Friendship Recreation Trail could be augmented with various off shoots to get closer to the waterfront. This provides a finer grain to the network and opportunities to explore the waterfront neighbourhoods. The use of a waterfront logo to identify the route will help to brand and market the waterfront.

Niagara Region has a well developed bicycle network and has identified the Greater Niagara Circle Route (see Framework 3). In addition, Niagara Parks Commission has a 53 km recreational trail that extends from Fort Erie to Niagara-on-the-lake. The opportunity to see Fort Erie's waterfront through a cycling adventure presents a tourism opportunity with niche potential. Building on the Town's Friendship Recreation Trail **as the spine, travelling on a bike enables a resident** or visitor to dip down on the local streets to all of the Waterfront Parks and Waterfront Windows. Filling in a few missing links, identifying the route with signage and a new waterfront specific logo and amenities **such as bike racks and shelters would enable an** enjoyable afternoon ride from Point Abino to Miller's Creek. While cycling occurs now, it is not organized or commercialized to the extent it could be, such as with bike rental pick up/drop off, bike lockers and, bike shelters at different locations. This could be a significant economic niche opportunity, with potential to extend into **the shoulder seasons.**



Waterfront bike route

Support the Niagara Parks Commission's intent to prepare a strategy for the South Parkway as identified in their 2015-2017 Strategic Focus.

The Niagara Parks Commission's 2015-2017 Strategic Focus identifies as an action the need to develop a strategy for the South Parkway that includes Fort Erie. It is anticipated that this strategy will contribute to further enhancing the active transportation network, as well as landscape, signage and recreation facilities. In particular, wayfinding and amenities will play a critical role to ensure that users are aware of how to continue along the route, even as it passes through more urban areas of Bridgeburg and the Southend. The Town plans to enhance this connection in 2017. A continuous, long-distance active transportation route with high quality amenities will attract even more visitors to the area and increase the tourism potential of Fort Erie.



River Walk, Calgary, CAN



Lake Wilcox Park, Richmond Hill, CAN

3












Ways to & Along the Waterfront

Summary of Initiatives	
a	Develop a wayfinding strategy to direct people to the waterfront.
b	Prepare design guidelines that include a palette of streetscape elements to identify the “ways to the waterfront” that include: special lighting at key locations, banners along the route, signage, trees and other landscape features in some locations.
c	Identify key stakeholders and champions to determine opportunities for pedestrian access to connect Waterfront Parks and Waterfront Windows on Lake Erie.
d	Provide universal access on Waterfront Parks and Waterfront Windows where feasible.
e	Enhance the pedestrian and cycling routes to and along the waterfront.
f	Support the Niagara Parks Commission’s intent to prepare a strategy for the South Parkway as identified in their 2015-2017 Strategic Focus.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.







EXISTING CONDITIONS

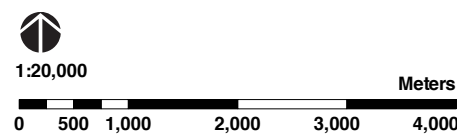
DESTINATIONS & TOURIST ATTRACTIONS

-  TOWN BOUNDARY
-  MARINA
-  BED & BREAKFAST
-  MOTEL / HOTEL
-  CAMPGROUND
-  TOURIST ATTRACTION
-  RESTAURANTS / SHOPS / SERVICES
-  TRANS CANADA TRAIL
-  GREATER NIAGARA CIRCLE ROUTE
-  FRIENDSHIP RECREATION TRAIL
-  NIAGARA RIVER RECREATION TRAIL

WATERFRONT ACCESS

TYPES

-  WATERFRONT DESTINATION PARK
 -  WATERFRONT ACCESS MAINTAINED SANDY BEACH
 -  WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
 -  WATERFRONT ACCESS NATURAL/ROCKY
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 - 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
 - 32 NETHERBY ROAD BOAT LAUNCH (NPC)



Guiding Framework 4 Destinations & Tourist Attractions

Fort Erie has the longest length of waterfront of any of Niagara Region's 12 municipalities - it is the waterfront destination. With village centres, neighbourhood nodes, 24 locations of public access to Lake Erie and nearly continuous public access to the Niagara River from Old Fort Erie to Netherby Road, there are tremendous opportunities to enhance cycling, boating, hiking and fishing. Fort Erie is well positioned to enhance the destinations and attractions along its 45 km of waterfront.

Introduction

Fort Erie has a history as a tourist destination. The north shore of Lake Erie was a popular destination for Americans and Canadians visiting amusement parks in Crystal Beach and Erie Beach (now Waverly Beach Waterfront Park). The Crystal Beach Amusement Park operated until 1989 and the Erie Beach Park closed in 1930. Both generated a thriving tourist business in the Town that supported many hotels, shops and services. Bridgeburg came into existence in 1873 when the International Railroad Bridge was created, which stimulated the development of the community that grew quickly and became an important link between Canada and the United States. Although primarily a railway community, Bridgeburg saw the development of many ferry services to Buffalo, including the Forsyth ferry at the foot of Dufferin Street (which became a very active terminus in the late 1800's) and the Ferry Road landing at the foot of Bowen Road.

Fort Erie is the Niagara Region's waterfront destination with the longest length of waterfront of all of the Niagara Region municipalities. Port Colborne has successfully marketed and branded itself as Niagara's South Coast with their materials including Fort Erie's waterfront. There is an opportunity for Fort Erie to build greater awareness of its entire network of its waterfront sites by the Economic Development and Tourism Corporation.

Fort Erie is also the southern section of the Niagara Parks that stretches 56 km to Niagara-on-the-Lake and includes 1325 hectares of parkland. Its vision is to preserve the rich heritage and natural wonders of the Niagara Parks to continue to attract millions of people from around the world every year.

Tourism is a major industry in Ontario. According to 2014 data compiled by the Ontario Ministry of Tourism, Culture and Sport (the most recent data available) employment in tourism in Ontario was nearly 372,000 – 5.3% of all employment in the province. This makes the tourism industry larger in the province than the traditional resource sectors of agriculture, mining, and forestry (in fact, larger than these sectors put together, which collectively employed approximately 123,000). In that year tourism (with nearly 140 million tourist

visitors in the province) generated nearly \$30 billion in tourism receipts and contributed 4.1% to the total Gross Domestic Product of Ontario. It contributed \$6.4 billion to federal tax revenues, \$5.1 billion to provincial tax revenues, and \$1.4 billion to municipal tax revenues across the province. In Niagara, on a proportional basis, this influence is even more significant, given the importance of such attractions as Niagara Falls, the Shaw Festival in Niagara-on-the-Lake, and other attractions in the Region. The Region of Niagara (known as Regional Tourism Organization 2) welcomed just over 12 million tourist visitors in 2014 – approximately 9% of all tourists within the province (especially impressive as the Region has only 3.4% of the entire population of Ontario). In Niagara Region, it is estimated that 33,000 persons work in tourism (9% of all those working in the industry across the province), and that this accounts for approximately 12% of all employment in the Region (more than double the relative importance of tourism elsewhere in the province).

The Regional Tourism Organization for Niagara estimates that Fort Erie attracts roughly 600,000 **tourists per year. Fort Erie plays host to a large number of seasonal residents each year - there are 30,000 permanent residents and approximately 10,000 seasonal residents.**

This Framework examines the destinations and tourist attractions along the waterfront (see map on facing page) that act as attractions, causing visitors and tourists (i.e. non-residents) to come to Fort Erie. These visitors create economic benefit to the community by spending time and money in Fort Erie, helping to support the local business community.

This Framework examines how the Waterfront Strategy can:

- Help enhance existing tourist attractions;
- Help to stimulate development of new attractions; and,
- Contribute to an enhanced brand, image and identity for Fort Erie, which will increase overall tourism to the area.

Key Issues

1. Lack of identification of some waterfront areas as tourist attractions (marketing, signage, physical access etc.).
2. Lack of expenditure opportunities for tourists (as exemplified by the very low per day tourist spend measured in the Bay Beach Master Plan).
3. Unwelcoming attitude on part of some waterfront residents to visitors and tourists.
4. Lack of a strong and contemporary tourism brand and marketing for Fort Erie.
5. 'Tired' appearance of some commercial areas.
6. Generally poor state of accommodation (with the exception of a few very high-rating bed and breakfasts).
7. Tourism potential is not maximized.



Fort Erie is the Region's Waterfront Destination

Principles

1. Fort Erie's overall tourism development strategy should focus on the waterfront.
2. Tourism development in the waterfront should contribute to an image / identity / brand of Fort Erie that is unique and compelling to tourists.
3. Tourism development should contribute to and increase the diversity of opportunities available to tourists.
4. Tourism development should enhance visual and public access to the waterfront.
5. Tourism must be sustainable - environmentally, socially, culturally and economically. In particular, tourism development should be responsive to demonstrable market demand.
6. Tourism development on the waterfront should be encouraged and opportunities for such development actively identified and promoted.

What We Heard

- *Make Fort Erie a destination*
- *Hold waterfront festivals, events and activities*
- *Hold sailing regattas in Fort Erie*
- *Great windsurfing in Holloway Bay*
- *Better marketing of the area's tourist destinations is needed*

Initiatives

a Encourage and continue to support the development of restaurant and shopping opportunities in and near the village centres.

In commercial areas near the waterfront, additional tourism activity will help support new restaurants and commercial activities. Depending on the nature of the activity, these could become destinations by themselves, for example, the Sanctuary Centre for the Arts. Additional tourism development should be focused in the village centres (see Framework 6). Information on Fort Erie's Economic Development and Tourism Corporation website should market development opportunities in all of the centres close to the waterfront.

b Support and market B&Bs through the BIAs as well as the Fort Erie Economic Development and Tourism Corporation.

There are a number of locations along (or close to) the shoreline where bed and breakfast operations could be viable, particularly in waterfront neighbourhoods where there are large and interesting homes. This could be an opportunity area that is further encouraged by the Business Improvement Areas (BIAs) as well as the Fort Erie Economic Development and Tourism Corporation.



Farmers Market, Ridgeway, Fort Erie

c Undertake a market study to assess the opportunity for a resort hotel overlooking the Lake.

The Bay Beach Master Plan suggested a small resort hotel overlooking the lake could be a significant economic development opportunity and an anchor for the Crystal Beach Village Centre. Bay Beach is an ideal location for a small boutique hotel, however **there are other suitable locations including near Crystal Beach Waterfront Park**. A feasibility study should be undertaken to fully assess the opportunity for a resort hotel in a location along the Lake Erie shoreline. This would be used to stimulate and leverage private investment.

d Promote and identify historical walks.

An attractive opportunity is the development of **historical and other walks and tours along portions** of the waterfront, or the within the neighbourhoods and urban centres along the waterfront. Through this activity, visitors could be encouraged to visit parts of the waterfront and thus spend time and money in Fort Erie. Fort Erie's Museum Services has developed heritage focused loop tours. Tours close to the waterfront should be further marketed and promoted.



Lakeshore Bed and Breakfast. Fort Erie

e Facilitate the establishment of businesses to serve and support recreational use of the waterfront through bike rental, canoe and kayak rental, fishing charters, etc. within downtown areas.

Bike, canoe and kayak rental and fishing charters are activities that could occur at some of the more easily accessible Waterfront Parks and Waterfront Windows. **Currently, there are three bike rental locations, but none do pick up and drop off at various locations along the waterfront.** There are no locations to rent a canoe, kayak or other small watercraft. This is an ideal activity for some of the larger Waterfront Parks located in urban centres such as Crystal Beach Waterfront Park, Waverly Beach Park and Coal Docks, or for one of the current boating focused sites such as the Bertie Boating Club or Miller's Creek Marina. This would clearly be a seasonal activity and not require any physical infrastructure. It could also be tested as a "pilot project" at one of the sites for one season. In addition, there may be diving opportunities at some points of public access along the Lake Erie shoreline. Any such opportunities would need to be thoroughly scrutinized from a safety and accessibility standpoint.

The suggestion of further promoting fishing and possibly fishing charters on the Lake Erie shoreline was raised in the interviews. Fishing is currently promoted from Nicholls Marina and Fishin' Niagara in the Southend. Opportunities for fishing charters would be **appropriate based in Miller's Creek Marina or the Bertie Boating Club.**



The Boathouse, Guelph, CAN



Fort Erie Friendship Festival



Chatham Bars Inn, Massachusetts, USA



Old Fort Erie

f Continue to provide and offer space for waterfront events.

Temporary beach-oriented events such as beach volleyball, a beach Olympics, showing outdoor movies etc. are only feasible at the largest public waterfront sites such as Bay Beach, Crystal Beach Waterfront Park, Waverly Beach Waterfront Park or Bowen Road Waterfront Park. The Friends of Crystal Beach has hosted the waterfront concert series for the past **several years. Bay Beach has been a popular site** for beach volleyball and is a temporary use that was accommodated in its Master Plan as with facilities set up and removed by the event organizer. Bay Beach is also the site for “Church on the Beach” on selected Sundays through the summer. The Town requires a protocol to determine if and how to continue private events that require regular, single purpose use of large areas of public space in the Waterfront Parks.

g Enhance the brand and tourism identity of Fort Erie as part of Niagara Region South Coast and having the longest length of waterfront of the Region’s 12 municipalities.

Fort Erie should build on the marketing and branding of “Niagara’s South Coast” to build awareness of the locations, network and variety of Waterfront Parks and Waterfront Windows, recreation activities, heritage destinations, cultural attractions, villages etc.



Crystal Beach volleyball tournament

h Support the planning and development of a mixed use marina focused hub at the Miller’s Creek Marina that demonstrates the Town’s guidelines for waterfront related development.

One of the largest economic opportunities for Fort Erie is the development of the Miller’s Creek Marina – a proposed major expansion of the existing marina that will bring a number of significant economic benefits to Fort Erie. This is one of three major tourism development initiatives being planned for Fort Erie over the next 5 years (the other two are the Canadian Motor Speedway initiative and the further development of the Fort Erie Racetrack). The Niagara Parks Commission is the major proponent of the development, which is supported by the Town’s Economic Development and Tourism Corporation, the Niagara Regional Development Corporation, and other local economic and commercial agencies. Niagara Parks Commission is leading a call to the private sector to propose mixed use development and expansion of the marina. An expanded marina will extend the operating season, enable bigger boats (including potential Great Lakes cruise ships) and provide a staging area for Niagara River-based activities and events such as a Fort Erie Fishing Derby. Development of a mixed use hub will provide a destination at the north end of Fort Erie’s waterfront.



Marina, Thunder Bay, CAN

i Expand the number of and marketing of fishing events.

Fishing events and tournaments have tremendous potential to generate positive economic impact in a community. In the Niagara Region, there are several successful fishing tournaments such as the 444 International Walleye Tournament in Port Colborne, and the Lake Erie Tournament Series (LETS). This initiative would assess the potential for another fishing event sponsored by the Town, to encourage more visitors to come into the community spending time and money. Currently two businesses, both located in the Southend offer guided fishing: Fishin’ Niagara and Nicholls Marine. These could be the focus for expanding the fishing related events.

j Identify and promote key access points as locations for public fishing and boating.

The identification and promotion of Waterfront Parks and Waterfront Windows with the priority locations for fishing from the shoreline on their own would encourage waterfront use for residents and visitors. Port Colborne already does this very successfully, with a brochure as well as the provision of on-line promotional information. The location of the Town’s boat launches should be mapped and marketed clarifying the facilities available on site and in the immediate area available (see Framework 7).



Ander Avenue Boat Launch

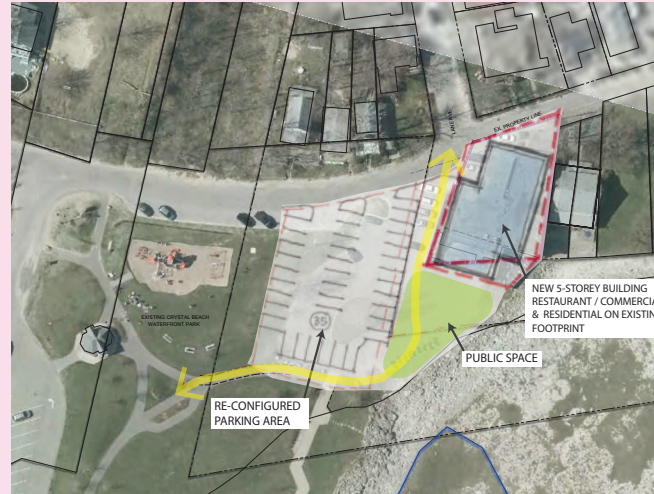


Murray Street Boat Launch

Exploration of possibilities for redevelopment of the Palmwood site at Crystal Beach Waterfront Park

Identify key properties for intensified and or new tourism development along the waterfront.

There are few locations close to the Waterfront Parks and Waterfront Windows with restaurants and shopping close by. Bertie Boating Club, Bay Beach, Crystal Beach Waterfront Park, Riverwalk, Freedom Park and Coal Docks are locations close to restaurants and shopping. The Neighbourhoods Framework 6 identifies Village Centres (Crystal Beach, Southend and Bridgeburg), a Neighbourhood Node at Waverly Beach, Four Corners (key intersections along Dominion Road) and Destination Development (Miller's Creek Marina) as the focus for development, including tourism uses. The Bay Beach Master Plan identified a site for a possible small hotel overlooking Bay Beach and providing a west anchor for the village centre of Crystal Beach. The Palmwood Waterfront Eatery and Patio Bar fronting onto Crystal Beach Waterfront Park is another ideal location for enhanced tourism development as illustrated in the explorations of possibilities.



- Replace the existing 3 storey building with a new 5 storey building on the same building foot print
- Continue to provide commercial uses, such as a restaurant on the ground floor
- Reconfigure existing parking area for more efficiency
- Provide a walkway along the building to connect Terrace Lane to the water's edge
- Extend the pedestrian trail to the Palmwood Property
- **Create a landscape node at the water's edge**
- Upper floors could be hotel or residential or a combination of both



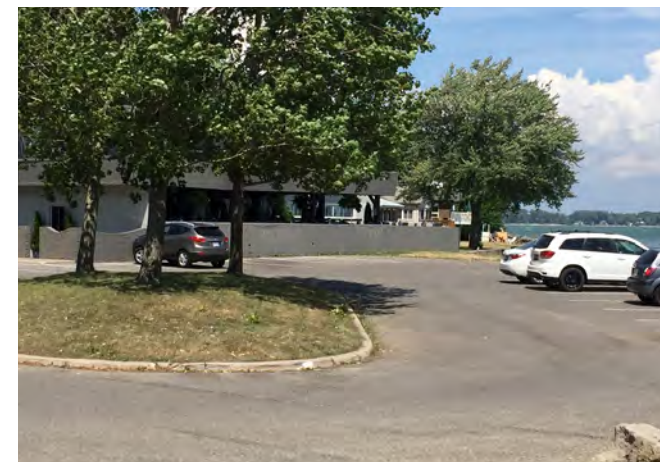
Waterfront Station Pier, Melbourne, AUS



Bay Beach



Existing Conditions at the Palmwood Site



Existing Conditions at the Palmwood Site



Bar Harbor, Maine, USA

4 Destinations & Tourist Attractions

Summary of Initiatives	
a	Encourage and continue to support the development of restaurant and shopping opportunities in and near the village centres.
b	Support and market B&Bs through the BIAs as well as the Fort Erie Economic Development and Tourism Corporation.
c	Undertake a market study to assess the opportunity for a resort hotel overlooking the lake.
d	Promote and identify historical walks.
e	Facilitate the establishment of businesses to serve and support recreational use of the waterfront through bike rental, canoe and kayak rental, fishing charters, etc within downtown areas.
f	Continue to provide and offer space for waterfront events.
g	Enhance the brand and tourism identity of Fort Erie as part of Niagara Region South Coast and having the longest length of waterfront of the Region's 12 municipalities.
h	Support the planning and development of a mixed use marina focused hub at the Miller's Creek Marina that demonstrates the Town's guidelines for waterfront related development.
i	Expand the number of and marketing of fishing events.
j	Identify and promote key access points as locations for public fishing and boating.
k	Identify key properties for intensified and or new tourism development along the waterfront.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

EXISTING CONDITIONS

HERITAGE & CULTURE

- TOWN BOUNDARY
- HISTORIC PLAQUE
- MUSEUM AND ART GALLERY
- AREA WITH INTERESTING HISTORY
- DESIGNATED HERITAGE BUILDING
- NON DESIGNATED BUILDING APPROVED FOR REGISTRY
- ARCHAEOLOGICAL ZONE OF SENSITIVITY
- VIEW
- CONTINUOUS OPEN VIEW

WATERFRONT ACCESS

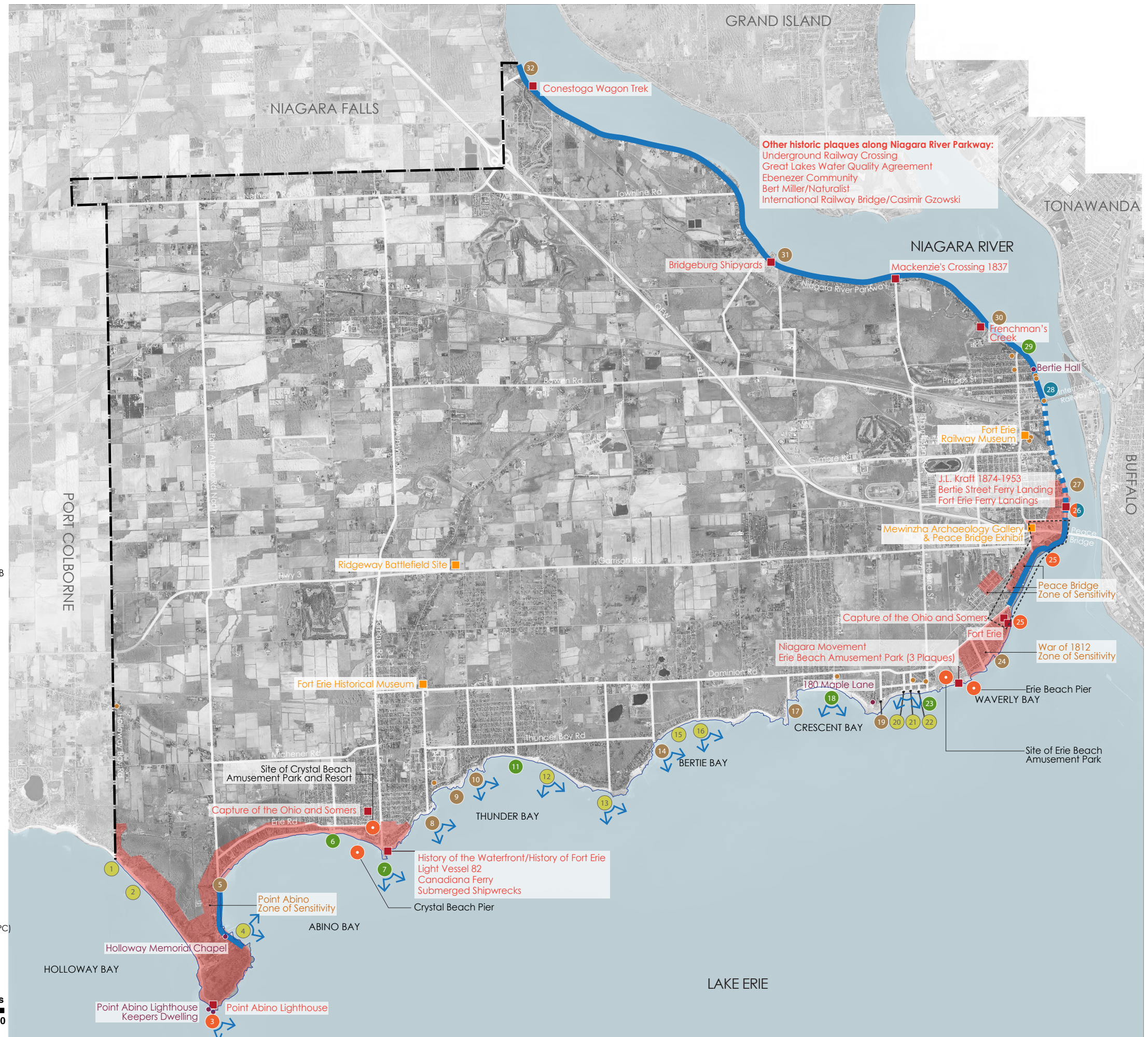
- TYPES
- WATERFRONT DESTINATION PARK
 - WATERFRONT ACCESS MAINTAINED SANDY BEACH
 - WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
 - WATERFRONT ACCESS NATURAL/ROCKY
 - WATERFRONT URBAN PARK
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 - 2 UNNAMED ROAD ALLOWANCE
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 - 6 BAY BEACH
 - 7 CRYSTAL BEACH WATERFRONT PARK
 - 8 PROSPECT POINT
 - 9 MAPLE LEAF BEACH PARK
 - 10 BURLEIGH ROAD
 - 11 BERNARD BEACH PARK
 - 12 CENTRALIA AVENUE
 - 13 WINDMILL POINT ROAD SOUTH
 - 14 STONEMILL ROAD & THUNDER BAY ROAD
 - 15 ROSEHILL
 - 16 BERTIE BAY ROAD
 - 17 BUFFALO ROAD
 - 18 CRESCENT BEACH PARK
 - 19 KRAFT ROAD
 - 20 ROSE AVENUE
 - 21 BEACHVIEW AVENUE
 - 22 PIERCE AVENUE
 - 23 WAVERLY BEACH PARK
 - 24 LAKESHORE ROAD PARKETTE
 - 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
 - 26 RIVERWALK & FREEDOM PARK
 - 27 MURRAY STREET BOAT LAUNCH (NPC)
 - 28 COAL DOCKS
 - 29 BOWEN ROAD PARK
 - 30 ANGER AVENUE BOAT LAUNCH (NPC)
 - 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
 - 32 NETHERBY ROAD BOAT LAUNCH (NPC)

(NPC) NIAGARA PARKS COMMISSION

1:20,000

Meters

0 500 1,000 2,000 3,000 4,000



Guiding Framework 5 Culture & Heritage

Fort Erie's waterfront has been a key defining element in its history from the earliest First Nations inhabitants to European settlement. The waterfront includes the internationally renowned Niagara Parks, nationally significant attractions and heritage features, as well as a rich local history of residents.

Introduction

While overlapping with the Destination & Tourist Attractions Framework, the Culture & Heritage Framework examines aspects of the history and culture of Fort Erie that may be more meaningful to local residents and longer-term visitors (such as cottagers) who wish to immerse themselves to a greater extent in the life of the community.

The waterfront has always been a key defining element in the history of Fort Erie. From the earliest First Nations settlement along the shore of Lake Erie and the Niagara River, proximity to the water and its resources has always been a fundamental need. Later, with European settlement, conflict and cooperation between nations has set the stage for the development of other waterfront-oriented historical sites such as Old Fort Erie, the Point Abino Lighthouse, and the Peace Bridge. This theme celebrates the role of the waterfront in shaping the historical and cultural development of the Town. The map on the facing page locates the cultural and heritage features, it also locates views and continuous open views along the waterfront.

The Town of Fort Erie and Niagara Parks Commission have implemented many interpretive plaques in areas along the waterfront to identify significant locations and buildings, designated heritage buildings and identified heritage buildings. Old Fort Erie and the Point Abino Lighthouse are two key attractions on the waterfront. Old Fort Erie is a National Historic Site of Canada and one of Niagara's most popular heritage attractions. An interpretive centre, guided tours of the Fort and an annual re-enactment of the Siege of Fort Erie occur on the grounds.

The Point Abino Lighthouse was built in 1918 and decommissioned in 1995. It is a national historic site. Since acquiring the Lighthouse in 2003, the Town has implemented various initiatives to conserve the building while operating tours from June to September. Limited public access is allowed with permission at the gates required to cross the private residential neighbourhood.

In addition to the 'tourist generators' that are the focus of the tourism destinations and attractions, the Culture & Heritage Framework considers such aspects of the life of the community as:

- Social and religious history of Fort Erie
- Stories of local businesses and enterprises
- Stories of local residents
- Local traditions and events (historical and contemporary)
- Locally-produced arts, crafts and performance (i.e. visual and performing arts activities)
- Multicultural aspects of the community
- Elements of the built heritage of the community and how these are understood in terms of designated properties, cultural landscapes (and related elements such as Heritage Conservation Districts)

To some extent, some of the stories that could be told **relating to the above could be told in venues that are away from the waterfront itself**, such as the Fort Erie Historical Museum. In other cases, it is appropriate to interpret and reinforce these heritage and cultural elements right at the waterfront itself.

The Waterfront Development Strategy focuses on elements of local culture and heritage related to the waterfront, or where there is an intersection between the life of the community and the lake or river.

Key Issues

1. Lack of broad based understanding as to the critical role that the waterfront has played in the history of the community.
2. Need to protect views to Lake Erie and Niagara River.
3. Need to protect views over the Lake and River.
4. Need to protect landscapes with rich cultural significance.

What We Heard

- Assign a cultural heritage landscape designation to some areas
- Most of the area's history is located along the water
- Old Fort Erie has opportunity for enhancement
- Unobstructed water views are absolutely critical for us as a community going forward
- History and historical events should be better showcased
- Pull significant heritage resources together to recognize the history of the area

Principles

1. Celebrate and interpret the waterfront as a unique and character-defining element in the history of Fort Erie.
2. Encourage opportunities to educate and interpret to residents and visitors about the unique interface between the Town and the waterfront.
3. Celebrate the waterfront as a key location for festivals, cultural events and activities.
4. Protect views from the waterfront.
5. Protect key cultural landscapes such as Point Abino Lighthouse.



Niagara Freedom Trail Plaque



Crystal Beach Waterfront Park

Initiatives

a Continue with the Museum leading in identifying and interpreting stories relating to the waterfront (that could be further developed and interpreted as part of the Waterfront Development Strategy).

Given the influential role of the waterfront in settlement and development of Fort Erie, the Museum is a **logical partner to continue to play the lead role in its interpretation and explanation to residents and visitors**. This can be done both in the Museum itself (acting as an 'orientation centre' for the waterfront experience) as well as the Museum playing a role in the development of interpretive signage at Waterfront Parks and Waterfront Windows. Both the natural and human history of the waterfront could be profiled in this regard. The Museum has been active in highlighting the waterfront in such activities as: the display prepared for Crystal Beach Memories Day, the "Life on the Lakeshore" project inviting residents to share photographs of family history in Fort Erie, producing or participating in the production of 10 heritage plaques placed along the waterfront, producing the "Waves of Change" exhibition featuring the history of the waterfront as it impacted the history of the Town, and including marine heritage in their history book "Many Voices II - A Collective History of Greater Fort Erie".



Interpretive signage, Waverly Beach, Fort Erie

b Incorporate 'waterfront history' theme into an updated Town-wide Arts and Culture Strategy.

The Town should consider updating its 1999 Cultural Heritage Millennium Plan into an Arts, Culture and Heritage Strategy that includes a waterfront history and influence theme. This will ensure that the influence of the waterfront on the artistic, heritage and cultural life of the Town (past, present and future) is recognized, reinforced and encouraged in future creative endeavors of the Town and its residents.



Important Stories of the History of Fort Erie Involving the Waterfront:

1. First Nations Settlement Along the Water's Edge:

- Why a waterfront location was critical to the **First Nations peoples**
- **Where they settled**
- Archaeological findings and significance

2. Early European Settlement on the Water's Edge

- Other waterfront locations: Windmill Point, Erie Beach, Shipyard, Black Creek

3. British Occupation / War of 1812

- Strategic location of the Fort overlooking the **water**
- **Battles and actions**
- Influence of the Fort upon the growth and development of the Town

4. Early Manufacturing and Industry on the Waterfront

- Mills and factories located on the waterfront and **reasons why they were located there**
- Early sources of power: windmills and **waterwheels**
- **Quarries**

5. The Border and the Bridges

- **Niagara River as a natural boundary between the countries**
- Construction of the Peace Bridge and the International Railway Bridge

6. American Neighbours and Settlement

- The growth of Buffalo and why Fort Erie was a natural attraction as a summer vacation **destination**
- Famous families and personalities

7. Amusement Parks

- Erie Beach Amusement Park
- Why it developed as a tourism area
- Crystal Beach Amusement Park and history

8. Transportation

- Routes connecting other communities with Fort Erie and why this traffic was important
- The early transportation industry: companies, **personalities**
- Canoes and the fur trade and sailing vessels **transporting goods between the outposts**
- Point Abino Lighthouse

9. Underground Railroad

- Major terminus for slaves using the Underground Railroad in the middle of the 19th Century

10. Natural History

- Ecological and human use issues
- Vegetation communities, wildlife habitat

11. Lake Erie and the Niagara River Today

- Ecological and human use issues
- Examples of problems and solutions

12. Sports and Recreation

- Social history and famous "firsts"

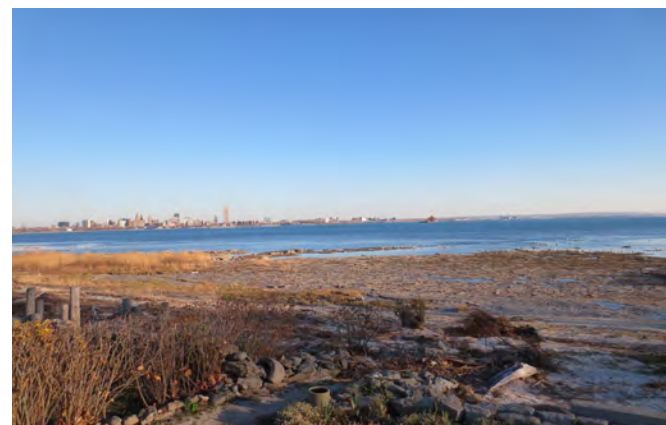
Source: Extracted from Many Voices II – A Collective History of Greater Fort Erie, Fort Erie Historical Museum, 2004 and Fort Erie's Heritage Framework, Fort Erie Historical Museum, 2013.

C Work with partners to elevate waterfront awareness and appreciation through photography contests, essay contests, etc.

The Town has an opportunity, perhaps in conjunction with updating its 1999 Cultural Heritage Millennium Plan, to celebrate the waterfront with residents through encouraging creative activities that recognize the waterfront and its influence in shaping the experience of living in and visiting Fort Erie. A range of possibilities including art competitions, photo contests, waterfront music festivals, commissioned art works, etc. are possible and should be considered. The Fort Erie Arts Council is an important partner.



Fort Erie Music Fest



Lakeshore at Albert Street

d Identify and protect strategic viewsapes.

All of the Waterfront Parks and Waterfront Windows have views across the water. Some of the locations such as along the Niagara River Parkway and Point Abino Lighthouse could have cultural heritage value and should be considered for more detailed evaluation. The Ontario Heritage Trust defines Cultural Heritage Landscapes as a geographical area of cultural heritage significance that has been modified by human activities and is valued by a community. There are three categories: designed cultural landscape, evolved cultural landscape and associated cultural landscape.

The Town's Official Plan recognizes the importance of preserving scenic views and scenic routes. Certain **views to the water and at the water's edge** should be identified, protected and interpreted for residents and visitors. Interpretation could be in the form of a brochure, or mobile app, or interpretive plaques. The interpretation of such viewsapes could relate to some of the most interesting and influential stories of the history of Fort Erie in connection with Lake Erie and the Niagara River. They could be promoted as a collective "10 Essential Views of the Fort Erie Waterfront and Why They Are Important". It is important to manage the landscape at locations of significant views such that shrubs and trees do not block the view. This was identified as a concern along the Niagara River Parkway where newly planted trees will block the view. The Town and the Niagara Parks Commission should work together to identify views along the Parkway and to implement landscape maintenance guidelines described in Framework 1 initiative 'i' to ensure protection of the views.

The map on page 46 identifies the locations of significant views from the water's edge.

e Ensure awareness of public access to Point Abino Lighthouse.

There is much interest in the lighthouse which is a national historic site. It is imperative to continue to support the preservation, maintenance and interpretation of the Point Abino Lighthouse. It is **however only accessible passing a gate to a private** road that belongs to the Point Abino Association, a private residential neighbourhood. The Town has an agreement with the Association for controlled and limited public access to view the Town-owned and maintained facility. It is important to ensure that public facilities and public space are readily and adequately accessible to the community. In this situation, it is important for the community to understand the conditions for access in terms of registration at the gate, requirement for a guest pass and limitation on the hours and number of people passing through on any given summer day. Information should be posted in the Point Abino Waterfront Park to enhance awareness of the significance and availability of access to the lighthouse.

Opportunities should be explored for boat access to the lighthouse from the pier at the Bertie Bay Boating Club. Small boats and kayaks could pull up on the rock shoals at the lighthouse.



Point Abino Lighthouse

5

Culture & Heritage

Summary of Initiatives	
a	Continue with the Museum leading in identifying and interpreting stories relating to the waterfront (that could be further developed and interpreted as part of the Waterfront Development Strategy).
b	Incorporate 'waterfront history' theme into an updated Town-wide Arts and Culture Strategy.
c	Work with partners to elevate waterfront awareness and appreciation through photography contests, essay contests, etc.
d	Identify and protect strategic viewsapes.
e	Ensure awareness of public access to Point Abino Lighthouse.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

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EXISTING CONDITIONS

NEIGHBOURHOODS

--- TOWN BOUNDARY

* URBAN CENTRE

NEIGHBOURHOOD

WATERFRONT ACCESS

TYPES

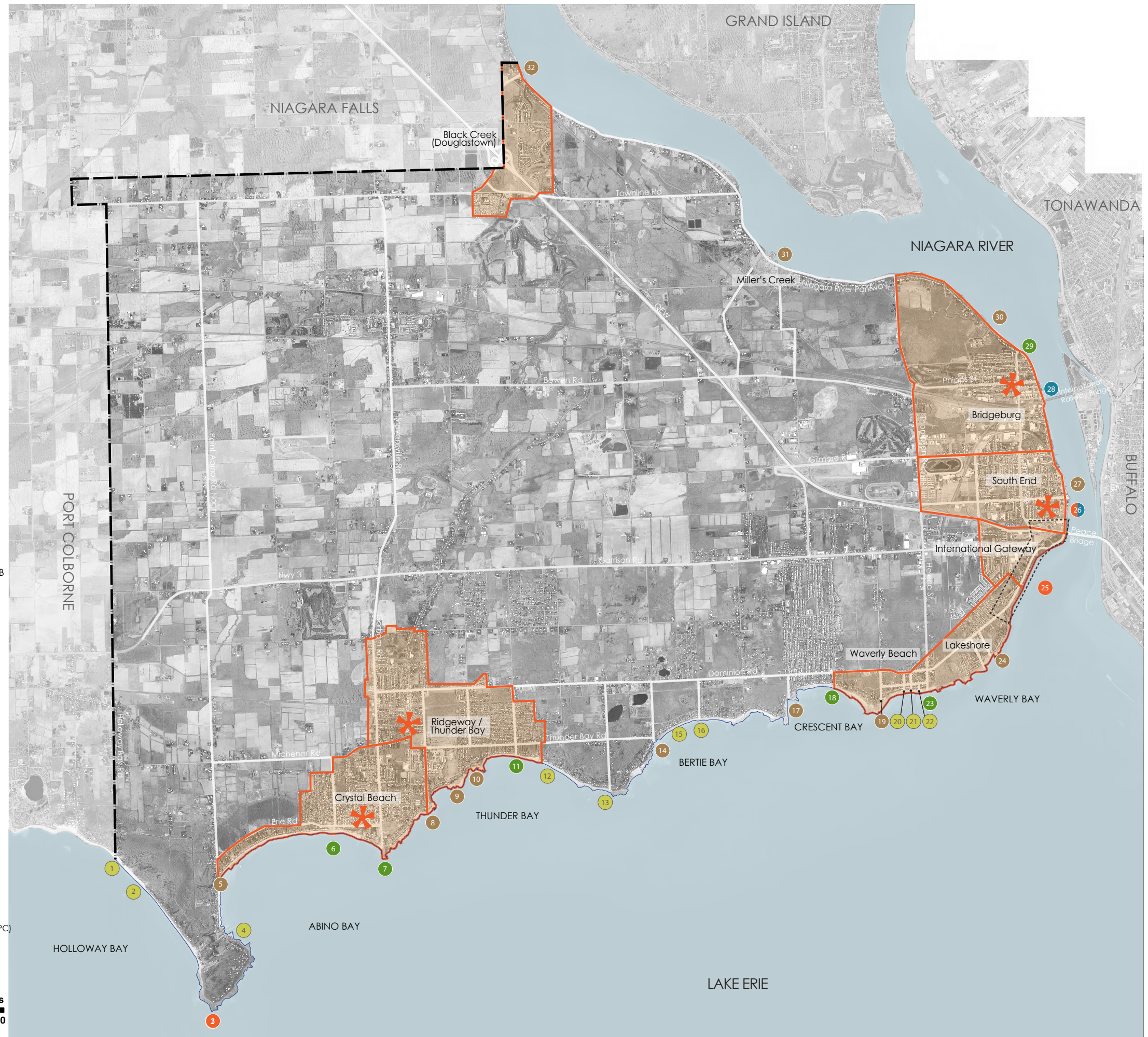
- WATERFRONT DESTINATION PARK
- WATERFRONT ACCESS MAINTAINED SANDY BEACH
- WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
- WATERFRONT ACCESS NATURAL/ROCKY
- WATERFRONT URBAN PARK
- AREA WITH INTERESTING HISTORY

- 1 HOLLOWAY BAY
- 2 UNNAMED ROAD ALLOWANCE
- 3 POINT ABINO LIGHTHOUSE
- 4 POINT ABINO PARKETTE, BERTIE BOATING CLUB
- 5 POVERTY BAY
- 6 BAY BEACH
- 7 CRYSTAL BEACH WATERFRONT PARK
- 8 PROSPECT POINT
- 9 MAPLE LEAF BEACH PARK
- 10 BURLEIGH ROAD
- 11 BERNARD BEACH PARK
- 12 CENTRALIA AVENUE
- 13 WINDMILL POINT ROAD SOUTH
- 14 STONEMILL ROAD & THUNDER BAY ROAD
- 15 ROSEHILL
- 16 BERTIE BAY ROAD
- 17 BUFFALO ROAD
- 18 CRESCENT BEACH PARK
- 19 KRAFT ROAD
- 20 ROSE AVENUE
- 21 BEACHVIEW AVENUE
- 22 PIERCE AVENUE
- 23 WAVERLY BEACH PARK
- 24 LAKESHORE ROAD PARKETTE
- 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
- 26 RIVERWALK & FREEDOM PARK
- 27 MURRAY STREET BOAT LAUNCH (NPC)
- 28 COAL DOCKS
- 29 BOWEN ROAD PARK
- 30 ANGER AVENUE BOAT LAUNCH (NPC)
- 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
- 32 NETHERBY ROAD BOAT LAUNCH (NPC)

(NPC) NIAGARA PARKS COMMISSION

1:20,000

Meters



Guiding Framework **6** Neighbourhoods

Fort Erie's waterfront neighbourhoods will become the new focus for investment and development, forging clearer links to the Waterfront Parks and Waterfront Windows. This Framework introduces a hierarchy of neighbourhoods, consisting of Village Centres and Neighbourhood Nodes to guide public and private investment in enhancing the public realm and to further define their relationships with waterfront access points.

Introduction

Fort Erie's waterfront has long been the focus for development, from the amusement parks and summer houses built by Americans in the late 1800's and early 1900's, to village and town centres, to new residential neighbourhoods a short walk to the waterfront. There are two distinct built form conditions along the water's edge in Fort Erie. One is the almost entirely private edge of seasonal and permanent houses along Lake Erie from the boundary with Port Colborne to Old Fort Erie. The other is the almost entirely public edge along the Niagara River resulting from the location of the Niagara River Parkway from the Southend to Netherby Road. This edge clearly defines the limit of private development and leaves the waterfront accessible and available for all to enjoy.

The challenge along Fort Erie's Waterfront is to provide direction for new development and redevelopment. Provincial and Regional policy directs local municipalities to accommodate growth and intensification such that it supports "complete communities". The Waterfront Strategy provides direction to ensure new development near the waterfront enables the Town to augment the network of Waterfront Parks and Waterfront Windows and **expand public access to and along the water's edge**. It is also imperative to ensure that development does not detract from the quality and character of existing **neighbourhoods and centres**.

The map on the facing page locates neighbourhoods and urban centres.

A number of urban centres are located on or close to the waterfront: Crystal Beach, Ridgeway, International Gateway, Southend and Bridgeburg Secondary Plan area. The Town's planning documents all recognize the potential of these centres in relation to the waterfront development:

The **Crystal Beach Neighbourhood Plan** is framed around its waterfront location, defined historic area and opportunities for promoting tourism. The village centre is recognized as a location for a variety of uses to promote a vibrant atmosphere that attracts quality development and redevelopment to the core area, and promotes a healthier, more vibrant environment by increasing **pedestrian activity**.

The Town is initiating a Secondary Plan for the **Southend**, following a strategic planning session. Direction for the Southend Neighbourhood is to focus on the Niagara Boulevard and the waterfront as the primary location for change in which commercial, residential and recreational uses would use this attribute as a catalyst for change. The benefits of increasing the number of people living in the Southend was key to enhancing the viability of shops and services. In this area, the waterfront was envisioned as a focus for activities and events with trails linking to the entire waterfront.

The **Bridgeburg Neighbourhood Plan** recognizes the significance of its location on the waterfront, by promoting businesses and tourism that take advantage of proximity to the water's edge. Higher density development is anticipated to encourage more people to **live in and close to Bridgeburg to support the shops and services** in the downtown business area. The Secondary Plan illustrates the Coal Docks property as a public focal point.

The **Gateway Secondary Plan** provides designs, guidelines and policies to create a destination community and a spectacular international gateway. The Plan describes this area as a prime location of intensification with a diversity of housing choices, employment, open spaces and a mixed use district along Garrison Road.

The **Douglstown - Black Creek Secondary Plan**, which was recently approved, is framed around a vision of the community that supports active outdoor and leisure lifestyles, active transportation and walkable local commercial amenities. The Plan recognizes the importance of Netherby Road as a gateway, public access to **Black Creek and connections to the Niagara River recreation trail**.

Most of Fort Erie's urban area is within a kilometre of the waterfront which provides the ideal context for living, working and playing - a 'complete' community.

The Neighbourhoods Framework sets out a structure to guide development and redevelopment in Village Centres, Neighbourhood Nodes and destination development as illustrated on the map on page 54.

Key Issues

1. Need to revitalize downtown commercial areas to help service the waterfront.
2. Need for more housing choices.
3. Need to support intensification in centres and along some corridors.
4. Need for "complete" neighbourhoods that provide for a full range of uses.
5. Need to promote compact, walkable centres.
6. Need to enhance the character of existing centres.
7. Need to provide more publicly accessible open space at the water's edge.

Principles

1. Encourage mixed use development that includes residential and commercial/retail uses to provide services and amenities for residents and visitors.
2. Provide public access to and along the water's edge in new developments.
3. Encourage buildings to be sited to front onto, face and feature the waterfront to provide "eyes" on public space to enhance safety and security and to avoid privatizing the edge of public space.
4. Ensure an appropriate transition to existing buildings in neighbourhoods and centres.
5. Locate streets and paths to provide views through to the waterfront.
6. Provide publicly accessible open space at the waterfront in new developments.
7. Protect and enhance important natural features that may exist on the sites of new development.

What We Heard

- There is interest in new development
- Keep quaint village character
- Would like to see Jarvis Street revitalized
- A lot of potential to drive economic growth
- Many people are moving to Fort Erie from the GTA

FRAMEWORK

NEIGHBOURHOODS

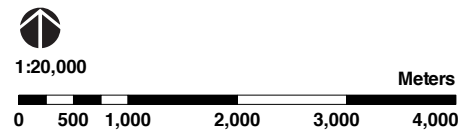
- TOWN BOUNDARY
- ✱ URBAN CENTRE
- NEIGHBOURHOOD
- VILLAGE CENTRE
- NEIGHBOURHOOD NODE
- TOURIST DEVELOPMENT

WATERFRONT ACCESS

TYPES

- WATERFRONT PARK
- WATERFRONT WINDOW
- WATERFRONT WINDOW WITH BOAT ACCESS
- TOURIST DESTINATION

- 1 HOLLOWAY BAY
 - 2 ABINO HILLS
 - 3 POINT ABINO LIGHTHOUSE
 - 4 POINT ABINO, BERTIE BOATING CLUB
 - 5 POVERTY BAY
 - 6 BAY BEACH
 - 7 CRYSTAL BEACH WATERFRONT PARK
 - 8 PROSPECT POINT
 - 9 MAPLE LEAF BEACH PARK
 - 10 BURLEIGH
 - 11 BERNARD BEACH PARK
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 - 28 COAL DOCKS
 - 29 BOWEN ROAD PARK
 - 30 ANGER AVENUE BOAT LAUNCH (NPC)
 - 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
 - 32 NETHERBY ROAD BOAT LAUNCH (NPC)
 - 33 BLACK CREEK
- (NPC) NIAGARA PARKS COMMISSION



Initiatives

2 Promote intensification in Village Centres: Crystal Beach/Ridgeway, International Gateway, Southend and Bridgeburg

Village Centres build upon the existing built form **structure and are centred around or connected to** an Anchor Waterfront Park or an Urban Waterfront Park. As they are the focus for intensification and the development of mixed uses, including medium density residential, commercial/office, and employment, the Town should develop design guidelines for intensification in Village Centres such that they provide direction for:

- **Considering their distinct character**
- A concentration of development including mixed-uses and medium density residential development; places to eat, buy snacks and refreshments, rent a bicycle, and accommodations (Motels, Guest Houses and B&Bs)
- **Buildings oriented to the street and toward the water**
- Building setbacks away from the water
- **Enhanced streetscapes with sidewalks**
- Clearly defined public connections to the waterfront - walking, cycling and visual
- Pedestrian oriented streets - widened **sidewalks, pedestrian scaled light standards,** ample seating, treed boulevards
- Parking behind street facing buildings
- Public art
- Public information kiosks

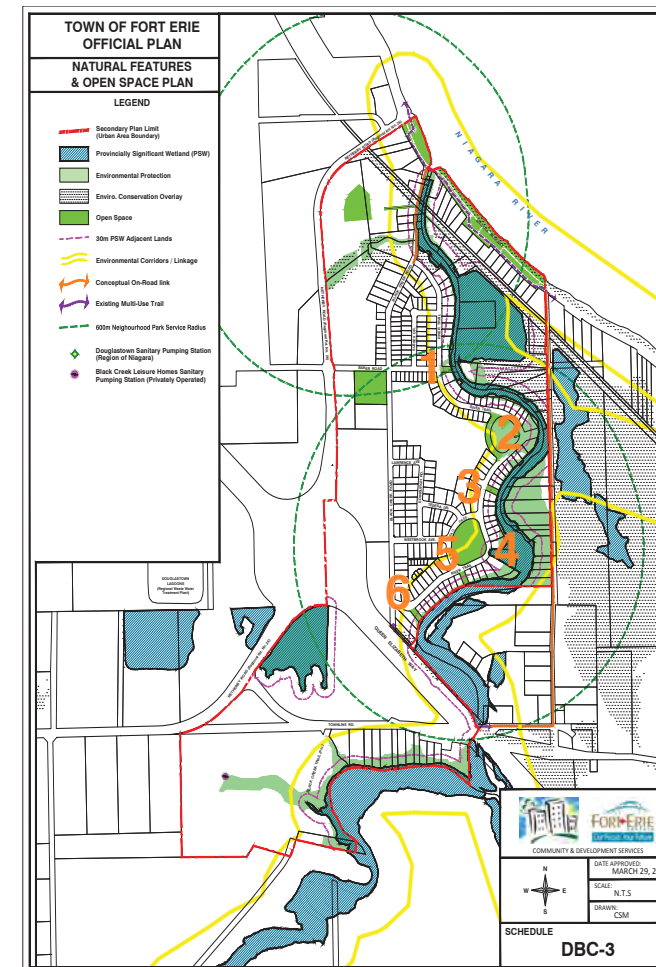
b Support appropriately scaled development in Neighbourhood Nodes:

A Neighbourhood Node is identified at **Douglstown-Black Creek** and around Waverly Beach Waterfront Park, one of three Anchor Waterfront Parks in the Town's network. Both locations are where residential uses, natural features, access to the water's edge and connection to the region wide trail systems come **together**.

The recently adopted Secondary Plan for Douglstown-Black Creek sets the planning framework to advance the community towards a "complete community" through introduction of higher density development in a variety forms and reinforcing existing commercial lands that have yet to become viable through lack of **population density to sustain it. As the available larger** parcels of land for traditional subdivision development diminish, the Plan establishes opportunities for continued and renewed growth using a finer parcel fabric, more compact designs and priority locations for facilities and uses to compliment and sustain the community.

The six road ends on the River Trail should be signed as public Waterfront Windows. The River Trail provides an important connection to the Niagara River Recreation Trail and Fort Erie waterfront.

The site designated for commercial on the Niagara River Parkway has had limited success over the past few years. The Plan includes policy allowing multi-residential uses with a maximum height of 3 storeys **and parking at the rear and setbacks to respect the** landscape character along the Parkway.



Location of Waterfront Windows on Black Creek in Douglstown-Black Creek Neighbourhood Node

The **Waverly Beach Neighbourhood Node** recognizes the new Harbourtown residential development east of Bardol Avenue. The area north of the Friendship Recreation Trail is designated for development, with **planning by a private sector developer underway**.

The key initiatives for the Waverly Beach Neighbourhood Node involve enhancement of the existing park / beach areas, improved public access to and along the waterfront, streetscape and signage along the Waterfront Drive (Dominion Road) and integration of future residential development that **supports these initiatives**.

This area is intended to be primarily residential in character with a full range of residential buildings, including, midrise apartment buildings, and a modest amount of commercial/retail uses to also serve visitors to Waverly Beach Waterfront Park. The significant natural features are to be protected. This area also flanks the Friendship Recreation Trail, the Town's main recreational trail, where interpretive information describing the history of the Erie Beach Amusement Park has already been implemented.

In considering a development application for this area, it will be important to look for:

- Public access to and along the waterfront
- Public trail adjacent to the stormwater management facility
- Buildings that front, face and frame natural features and public space so as not to 'privatize' the edge and to create "eyes" on the natural features and public space (for safety and security)
- Identification of the intersection of Dominion and Argyle as the site provides an interesting terminus to the view east along Dominion Road
- Enhanced pedestrian-oriented streetscape treatment of Dominion Road as the "Waterfront Drive"
- Appropriate transitions of buildings and landscaping to existing residential forms/properties
- An appropriate built form edge along Dominion Road as the 'Waterfront Drive'
- Provision of easily accessible and prominent public space to augment the network of Waterfront Parks and Waterfront Windows.

No changes are anticipated to Waverly Beach Park that has already had significant investment in the installation of interpretive signs along the Friendship Recreation Trail, public washroom, open lawn areas for passive recreation and trails through the wooded area.

This Neighbourhood Node has lands identified as Natural Feature along the waterfront that may become available. As mentioned in **Framework 2 initiative 'd'**, it is important that the lands be considered for securement for public use. The intent is to secure public access to the water's edge from the Waterfront Drive (Dominion Road) and integration of future residential development that supports these initiatives and meets provincial policy objectives.



On this basis, the Demonstration Plan illustrates the following elements/features:

- Signage along the Waterfront Drive, Dominion Road, to identify "ways to the waterfront"
- An Enhanced Streetscape along the Waterfront Drive, including streetscape and sidewalks
- Low density residential as a transition to existing housing on Bassett and Bardol
- Medium density residential in the form of midrise apartment buildings or townhomes along the Waterfront Drive and interior on the site
- Public access through the natural feature and along the stormwater management pond
- Public access through the development on a local, public street



River District, Vancouver, mid rise buildings front and face natural features and water's edge with unfettered public pedestrian access



Townhouses line a public road at the waterfront part in Port Credit

C Apply the Waterfront Property Securement/Acquisition Strategy for future development and redevelopment opportunities.

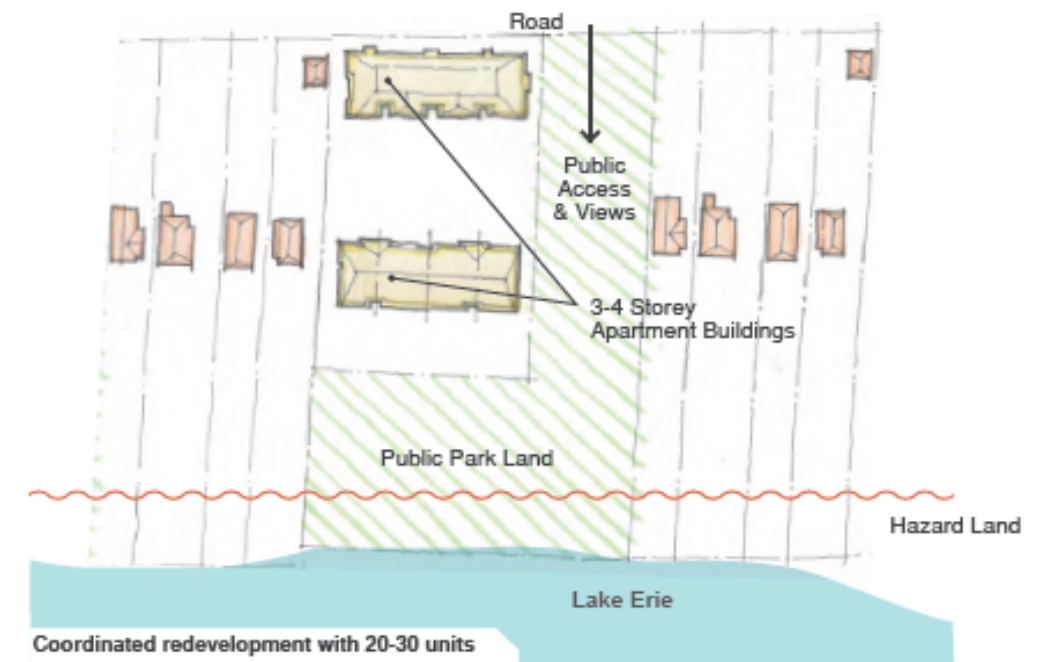
Considering that the majority of the waterfront along Lake Erie is privately owned as single residential lots, there are significant challenges in finding opportunities for redevelopment at a larger scale. Supporting **property owners in working together to enhance the** development potential of their properties will increase the potential for new development and investment along the waterfront. New development will provide opportunities for the Town to work with owners to secure public access to the waterfront, invest in high quality streetscaping and potentially attract additional visitors and/or residents to the area to support local businesses.



Exploration of possibilities with coordination among private property owners in considering redevelopment potential of individual cottage lots. Development potential is realized along with securing public access to and at the water's edge.

d Update Secondary Plans and Neighbourhood Plans to reflect the key principles and initiatives of the Waterfront Strategy as required.

To ensure that the key outcomes of the Waterfront Strategy are realized, the existing Neighbourhood and Secondary Plans should be reviewed to ensure that they reflect the initiatives included in the Waterfront Strategy.



e

Implement streetscape enhancements along all streets that lead to the Village Centres and the Neighbourhood Nodes, from the Major Routes (Garrison Road, Ridge Road and Point Abino Road)

Streetscape enhancements leading to Village Centres and the Neighbourhood Node will contribute to a stronger, more cohesive community character and help the Town to celebrate the unique qualities of each centre and neighbourhood. In addition, streetscape enhancements will better delineate the extent of these areas and create a higher quality public realm that helps to catalyze private sector investment.



Downtown Ridgeway



Downtown Fenwick

f

Develop design guidelines and a checklist to outline the Town's requirements for the provision of public space and public access along the water's edge in applications for new mixed use and/or higher density development.

New mixed use and/or higher density residential development on lands adjacent to the waterfront will be required to provide both public park space and public access/connections to the waterfront. The intent is for the Town to augment its network of Waterfront Parks and Waterfront Windows. Park space and pedestrian connections at the water's edge could be public or private as long as it is publicly accessible. The Town could consider developing policy and guidelines for public and privately owned public space to augment the more general urban design guidelines recommended in initiative '6a'. Design guidelines that outline what is expected for public use will play an important role in ensuring that any public access/use of waterfront is well designed and inviting for use.



Development with green space, British Columbia, CAN

g

Establish a Design Review Panel for mixed use and/or higher density residential development in urban centres along the waterfront

Fort Erie's waterfront is an intrinsic aspect of its identity and will increasingly become the focus of Town life. For these reasons, any development that occurs along the waterfront should be of the highest quality design both within the public and private realms. A Design Review Panel consisting of design professionals such as architects, landscape architects, urban designers and planners will ensure that developers are held to a high standard and that mixed use or higher density development respects its location on the shoreline by not unduly obstructing views, providing well-designed public access to the waterfront, and mitigating any impacts on adjacent properties. The Design Review Panel would provide independent, objective advice to staff and Council. Representatives from Niagara Region could be invited to attend Design Review Panel meetings as observers.



Hammarby Lake City, Stockholm, SE



Green Hills, Nashville, USA



Hammarby Lake City, Stockholm, SE



Malmo, SE






6 Neighbourhoods

Summary of Initiatives	
a	Promote intensification in Village Centres: Crystal Beach/Ridgeway, Southend and Bridgeburg.
b	Support appropriately scaled development in Neighbourhood Nodes.
c	Apply the Waterfront Property Securement/Acquisition Strategy for future development and redevelopment opportunities .
d	Update the Secondary Plans and Neighbourhood Plans to reflect the key principles and initiatives of the Waterfront Strategy.
e	Implement streetscape enhancements along all streets that lead to the Village Centres and the Neighbourhood Nodes, from the Major Routes (Garrison Road, Ridge Road and Point Abino Road).
f	Develop design guidelines and a checklist to outline the Town's requirements for the provision of public space and public access along the water's edge in applications for new mixed use and/or higher density development.
g	Establish a Design Review Panel for mixed use and/or higher density residential development for properties along the waterfront.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

EXISTING CONDITIONS

BOATING ACCESS

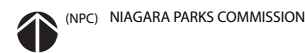
-  TOWN BOUNDARY
-  MARINA
-  PRIVATE BOATING CLUB
-  BOAT LAUNCH
-  BOAT LAUNCH PERMITTED

WATERFRONT ACCESS

TYPES

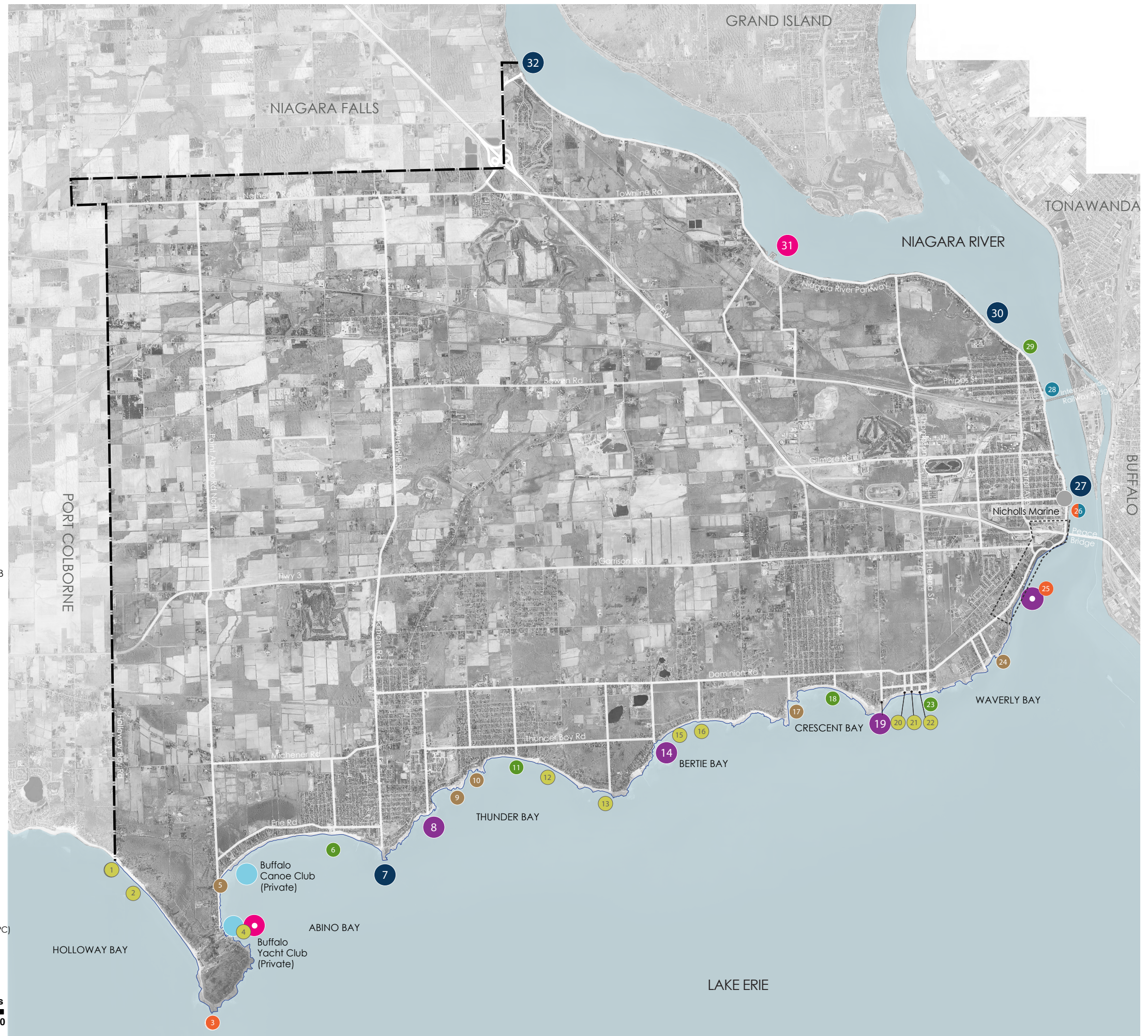
-  WATERFRONT DESTINATION PARK
-  WATERFRONT ACCESS MAINTAINED SANDY BEACH
-  WATERFRONT ACCESS NOT MAINTAINED/SANDY BEACH
-  WATERFRONT ACCESS NATURAL/ROCKY
-  WATERFRONT URBAN PARK
-  AREA WITH INTERESTING HISTORY

- 1 HOLLOWAY BAY
- 2 UNNAMED ROAD ALLOWANCE
- 3 POINT ABINO LIGHTHOUSE
- 4 POINT ABINO PARKETTE, BERTIE BOATING CLUB
- 5 POVERTY BAY
- 6 BAY BEACH
- 7 CRYSTAL BEACH WATERFRONT PARK
- 8 PROSPECT POINT
- 9 MAPLE LEAF BEACH PARK
- 10 BURLEIGH ROAD
- 11 BERNARD BEACH PARK
- 12 CENTRALIA AVENUE
- 13 WINDMILL POINT ROAD SOUTH
- 14 STONEMILL ROAD & THUNDER BAY ROAD
- 15 ROSEHILL
- 16 BERTIE BAY ROAD
- 17 BUFFALO ROAD
- 18 CRESCENT BEACH PARK
- 19 KRAFT ROAD
- 20 ROSE AVENUE
- 21 BEACHVIEW AVENUE
- 22 PIERCE AVENUE
- 23 WAVERLY BEACH PARK
- 24 LAKESHORE ROAD PARKETTE
- 25 NIAGARA PARKS, OLD FORT ERIE, PEACE BRIDGE & MATHER ARCH (NPC)
- 26 RIVERWALK & FREEDOM PARK
- 27 MURRAY STREET BOAT LAUNCH (NPC)
- 28 COAL DOCKS
- 29 BOWEN ROAD PARK
- 30 ANGER AVENUE BOAT LAUNCH (NPC)
- 31 MILLER'S CREEK MARINA & BOAT LAUNCH (NPC)
- 32 NETHERBY ROAD BOAT LAUNCH (NPC)



1:20,000

Meters



Guiding Framework 7 Boating Access

Lake Erie is recognized as a ‘boater’s paradise’ and is home to one of the world’s largest freshwater fisheries. Fort Erie has boating facilities marking the limits of its waterfront at Bertie Boating Club and Miller’s Creek Marina. There are 10 locations to launch boats with varying facilities. The Lake can be subject to fierce waves and the River can be very turbulent with water levels changing abruptly. This Framework identifies initiatives to enhance awareness of the existing boating facilities, the two marinas and the possibility of a more detailed assessment of the launch at Crystal Beach to provide a dock for temporary tie up.

Introduction

The rate of flow in the Niagara River, and the corresponding water levels, depends on the level of the water (elevation) in Lake Erie, which can fluctuate on a seasonal, daily or hourly basis. Wind-caused variations can occur over the course of just a few hours. Lake ice can enter the river causing ice jams that flood shoreline property and damage docks and other shoreline structures. The ice boom, first installed in 1964, promotes the formation of an ice arch that reduces the duration and frequency of lake ice runs.

Lake Erie is the southernmost, warmest and most biologically productive of the five Great Lakes. It is recognized as being a “boater’s paradise”. The Lake is home to one of the world’s largest freshwater commercial fisheries with catches of walleye, yellow perch, rainbow trout, salmon and bass. The walleye fishing is considered the best in the world. The Lake has a rich history of recreational fishing.

Boating access to Lake Erie and the Niagara River varies from locations to place canoes and kayaks into the water, to ramps to launch boats from trailers for day use, to overnight mooring for transient or seasonal boaters. Boating access along the Lake Erie shoreline is restricted by the physical conditions and limited public ownership. In addition, the shoreline of Lake Erie is exposed to waves and significant water level variations and in many places the nearshore is shallow bedrock.

The map on the facing page locates the facilities relating to boating.

There are four larger scale boating facilities on the waterfront:

- Miller’s Creek Marina has 135 seasonal slips, a **boat launch, gas and a snack bar**
- Bertie Boating Club leases land and facilities from

the Town and Ministry of Natural Resources and Forestry. It has 161 slips, a double ramp, pump out, **parking, a clubhouse with a restaurant and outdoor patio**. The club has 200 members. Use of the ramp, parking and some docks are available for public use

- The Buffalo Canoe is a private club for sailing. The club has off shore moorings and regularly hosts **local, regional, national and international sailing regattas**. The Club has 1200 members
- The Buffalo Yacht Club shares a dock wall with the Bertie Boating Club. It is a private club with 123 slips, a building and swimming pool.

There are 10 locations to launch a boat in Fort Erie comprised of:

- Six locations for the public to launch a boat with road access, parking and a launch ramp:
 - **Netherby Road**
 - Miller’s Creek Marina (also has slips etc. see above)
 - **Anger Avenue**
 - Murray Street
 - Crystal Beach Waterfront Park
 - Bertie Boating Club (also has slips, etc. see above)
- Three Waterfront Windows where launching is permitted, although there is no formal launch ramp:
 - Prospect Point
 - Stonemill and Thunder Bay Road
 - Kraft Road

In addition, Niagara Parks has a location on Lakeshore Road near Old Fort Erie where there is road access to **the water’s edge and parking**.

The Niagara Parks Commission is currently leading a process to explore options for enhancing Miller’s Creek Marina while maintaining it as an important component of the Niagara Parkway system of tourism, recreation and trail users. The Commission is working with the Region and Town, and is committed to a vision for an exceptional marina resort that includes development on the lands that create a regionally unique, tourism and recreation destination, which is appropriate to the Parkway and its historical river setting.

There are no locations along the Lake Erie shoreline with suitable conditions for a new marina including sufficient water depth, protection from waves, ample land base for parking and safe access to navigable water. In addition, the cost for a new marina is prohibitive given the base of existing facilities in the Town.

There was much interest in providing boat tie up or a fishing pier at the Coal Docks in Bridgeburg. The water depth in this location is adequate for small craft, however currents are an issue. Construction of a pier is problematic as construction into the River is strictly controlled in order that the flow is not impeded by filling or the pile structure itself causing ice jamming. **Ice in the river can be a serious design challenge due to impact loads on the piles.**

The Niagara Parks Commission strictly controls docks **in the River, and includes the Coal Docks site in a restricted area**. The Niagara Parks Commission - shoreline dock licence terms and conditions states that:

No person shall permit any boat, raft, watercraft of any other kind, shoreline dock, floating dock, mooring device, stairs or other structure of any kind to be constructed or permanently or temporarily affixed along the Niagara River or on lands under the jurisdiction of the NPC, without first having obtained a licence from the NPC.

Shoreline docks shall only be installed following issuance of the required licence but in no case shall the installation be earlier than 10 (ten) days after the Lake Erie ice boom is removed. All shoreline docks and related installations shall be completely removed no later than October 31st of each year.

Permanent decks on shore or on the water are strictly prohibited, absent the express prior written approval of the NPC. Existing temporary decks must be removed by October 31st in each year.

Also, the International Boundary Waters Treaty Act states that:

Except in accordance with a licence, no person shall use, obstruct or divert boundary waters, either temporarily or permanently, in a manner that affects, or is likely to affect, in any way the natural level or flow of the boundary waters on the other side of the international boundary.

This Framework includes initiatives to enhance awareness of boating access in Fort Erie and **additional studies to access opportunities to provide temporary boat tie up.**

“ What We Heard

- *Would like to see more boat launches along the Lake*
- *Would like to see a pier somewhere on the waterfront*
- *Boats are often too big to dock on the Fort Erie side*
- *Require more areas dedicated to boat storage*
- *Implement more docks at Miller’s Creek*
- *Require more information for boaters regarding currents, water depth and wind direction*

Key Issues

1. Boat launch facilities along Lake Erie are challenging due to limited land base for parking, shallow nearshore with insufficient depth for full range of water level conditions, exposed to wave action, requiring costly **protection structures**.
2. Some opportunities for launching kayaks, canoes - primary restriction is limited **public ownership**.
3. Offshore mooring in Abino Bay is somewhat sheltered by wave action – more exposed **locations are risky**.
4. A number of boat launches along the Niagara River. New facilities should not incorporate filling into the Niagara River.

Principles

1. Publicize information on existing recreational **boat launching and water access availability** and facilities.
2. Provide enhanced signage at boat launching and **water access points**.
3. **Market recreational boating access on the Fort Erie Waterfront.**

Initiatives

a Provide signage at Bertie Boating Club indicating public access, public boat launching, public parking and access to facilities.

The Bertie Boating Club has a lease with the Town for the site and facilities until December 31, 2035. The Club pays insurance, taxes, utilities and rent and is required to keep the area clean and in good repair. The Club is also required to permit and promote the use of its facilities to the public including:

- Providing at least nine transient slips which can accommodate 9-14 boats depending on size
- Free docking for boaters in distress due to inclement weather
- **Free public parking**
- No restriction on pedestrian and bicycle traffic
- Rental of the Pavilion or Clubhouse to non-members
- Use of the ramp for a reasonable fee for daily or **seasonal use and parking**
- Free use of the pavilion for local not for profit groups and organizations to hold meetings, events or **picnics**
- Public use of restrooms

The Club's website indicates public access to the facility. However, a sign would help to enhance broader awareness of the facility. There was much interest from boaters in access to restaurants. The **Bertie Boating Club's restaurant and outdoor patio is an ideal destination**. Bike rental could be added for a short ride **to Crystal Beach**.

A demonstration plan of possibilities for enhancement of these lands in association with the adjacent Point Abino waterfront is included in Framework 2 - Waterfront Parks & Waterfront Windows.

b Enhance marketing of three sites suitable for launching kayaks and canoes: Prospect Point, Stonemill/Thunder Bay Road, and Kraft Road. Provide information that kayaks and canoes are to be carried along access paths.

Launching is currently permitted at these three Waterfront Windows. The Town's website indicates that boat launching is permitted at these locations however there are no facilities or support. It is recommended that these locations be highlighted in the marketing information and mapping to broaden the awareness of areas to launch canoes and kayaks, and nearby facilities including public restrooms, shops and services.

Shoreline access for canoe and kayak launching requires suitable road access, signage to indicate public use permitted and emergency contact information, trash receptacles, some designated parking, walkable path **or trail to the shoreline and a reasonably low gradient shoreline extending into the water**. It is recommended that the design of the access points deter vehicles, including 4x4's and ATV's, from accessing the **shoreline. Canoes and kayaks can be carried along the path to the shoreline.**



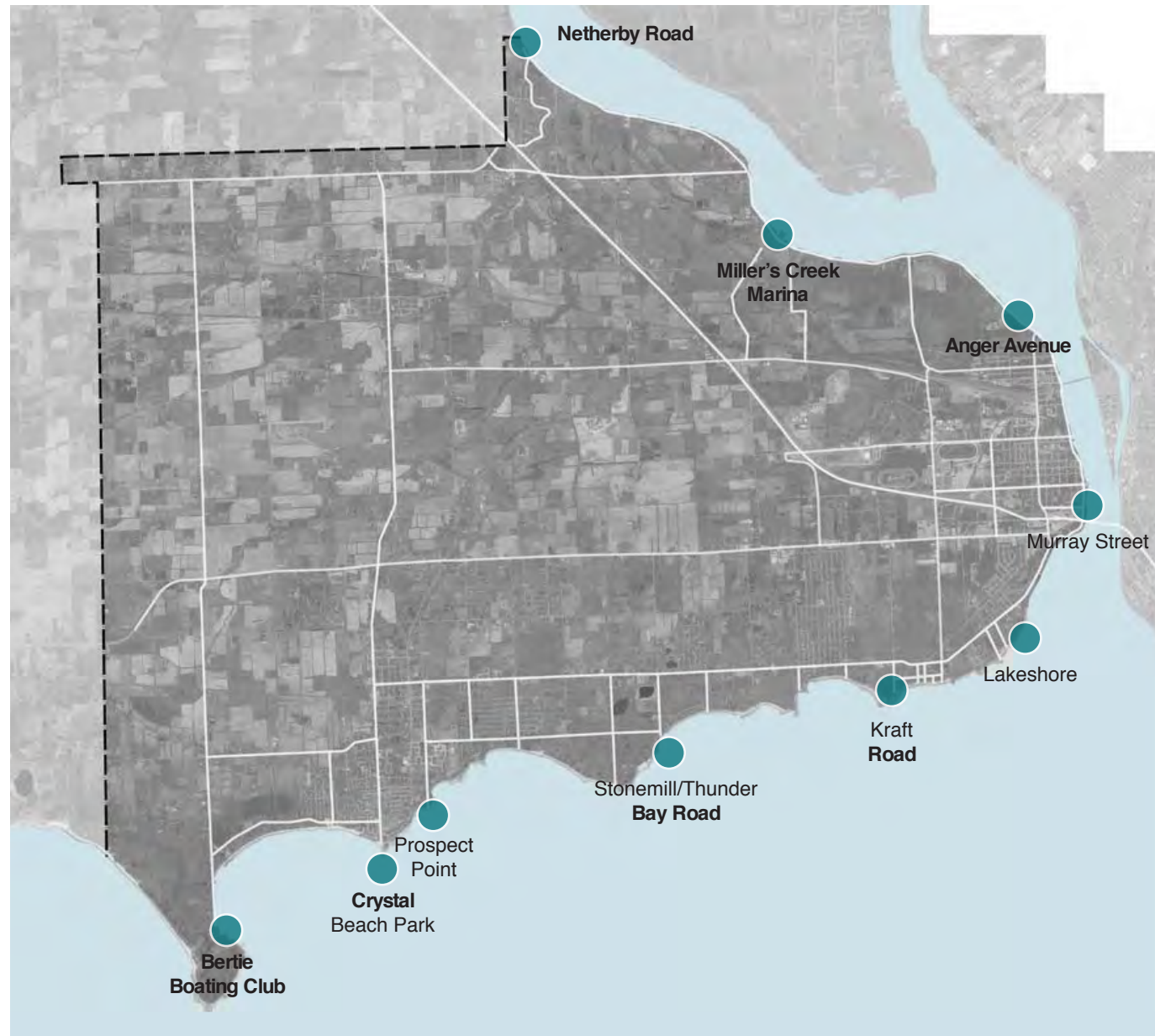
Bertie Boating Club and Buffalo Yacht Club

c Enhance marketing of the sites for boat launching from trailers with available parking: Bertie Boating Club, Crystal Beach Waterfront Park, Lakeshore Boat Launch, Murray Street Boat Launch, Anger Avenue Boat Launch, Miller's Creek Marina and Netherby Road Boat Launch.

Marketing of boating in Fort Erie requires a particular focus in the materials and mapping to be prepared. Niagara Parks Commission has limitations on additional signage for facilities along the Parkway which include Murray Street, Anger, Miller's Marina and Netherby, however these facilities can be included and highlighted in the Town's marketing materials.

A launching facility for boats on trailers requires good road access, parking for vehicles with trailers, a suitable, hard surfaced launch ramp, adequate water depth, a temporary tie-up dock adjacent and parallel to the ramp to aid boaters during launch and possibly some wave protection and an adjacent day-use dock for the mooring of boats immediately after launch, until **the owner can park their vehicle, load their passengers and get under way. Due to the varying water levels**, it is challenging to provide a ramp to suit launching requirements at all water levels.

Much of the Lake Erie shoreline is exposed to significant wave action making it difficult to site formal launch ramp facilities without significant expenditures to construct wave protection, like the existing launch ramp at Crystal Beach. The lee side (east side) of Point Abino is sheltered from the largest southwest storm waves. The Bertie Boating Club has the facilities and is in this protected area. It needs to be more broadly marketed as a location for launching, temporary tie up and use of facilities.



Ten Locations for Boat Launching



Netherby Road Boat Launch



Anger Avenue Boat Launch



Murray Street Boat Launch



Bertie Boating Club



Boat launch at Crystal Beach Waterfront Park



Lakeshore Boat Launch

Explore the opportunity to provide a dock and tie up for boats to access restaurants at the Crystal Beach Waterfront Park and at Point Abino Lighthouse

The Lake Erie shoreline is exposed to significant wave action and storm surge making it difficult to provide safe docking facilities unless sufficient protection structures are provided. The Niagara Parks Commission strictly controls docks on the River.

There may be an opportunity to provide a dock for boat tie up at Crystal Beach. Further, more detailed analysis should be completed to determine the least costly way to provide tie up for boats to access nearby restaurants, **shops, and services. A study would reveal whether the north side of the arm at Crystal Beach's breakwater could be extended for shelter enabling short term boat tie ups.**

The possibility of providing a dock for tie up at Point Abino Lighthouse should also be assessed, or at least signage for pulling up small boats and kayaks onto the rocky shoal. This would enable more people the opportunity to visit the Lighthouse without having to obtain a visitor permit from the gatehouse at the entrance to the private Point Abino community.

7 Boating Access

Summary of Initiatives	
a	Provide signage at Bertie Boating Club indicating public access, public boat launching, public parking and access to facilities.
b	Enhance marketing of three sites suitable for launching kayaks and canoes: Prospect Point, Stonemill/Thunder Bay Road, and Kraft Road. Provide information that kayaks and canoes are to be carried along access paths.
c	Enhance marketing of the sites for boat launching from trailers with available parking: Bertie Boating Club, Crystal Beach Waterfront Park, Lakeshore Boat Launch, Murray Street Boat Launch, Anger Avenue Boat Launch, Miller's Creek Marina and Netherby Road Boat Launch.
d	Explore the opportunity to provide a dock and tie up for boats to access restaurants at the Crystal Beach Waterfront Park.

For a description of the specific actions, responsibilities, timing and Town of Fort Erie resource requirements, please see Chapter 6.

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6.0 Implementation of the Waterfront Strategy

The Waterfront Strategy is organized around seven Frameworks that identify 53 initiatives for marketing, capital projects, guidelines and policy. Implementation will require many partners to realize the full potential of the Town's outstanding resource comprised of 45 km of shoreline, 35 points of access to Lake Erie, almost **continuous public access to and along the Niagara River** with another 9 key locations as a focus for public use, 10 places to launch a boat, two public marinas, significant natural features and a continuous recreation trail along the entire length of shoreline.

Federal, provincial and regional government agencies, **interest groups, the Conservation Authority, private landowners, tourist associations and tourist businesses** all have a role to play in implementing the initiatives described in the previous chapter. This chapter describes the implementation for each one of the 53 initiatives in each of the Frameworks.

Implementation of the Initiatives

The previous chapter describes the initiatives for each of the seven Frameworks. **The following tables summarize the specific actions, assigns responsibilities, suggests timing and estimates the resource requirements for the Town of Fort Erie. Other agencies can use the summary to determine resourcing requirements to assist with implementation.** Resources in terms of staff time and/or funding for special studies and/or funding for capital works is identified for each initiative. The estimates of resources will need to be monitored and refined based on new information received over time.

Timing is described as:

- Immediate: within one year
- Short term: 1 - 3 years
- Medium term: 3 - 5 years
- Long term: 5 years and beyond
- Ongoing: implementation occurs regularly over a period of time.

Please refer to the previous chapter for descriptions of each of the initiatives summarized on the following tables.



1 Natural Heritage Features & Hazards

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Review opportunities to mitigate erosion at storm water outfalls in Holloway Bay, Abino Bay, Thunder Bay, Bertie Bay, Crescent Bay, Waverly Bay and along the Niagara River.	<ul style="list-style-type: none"> Engage in discussions with partners to review areas of concern and determine if a feasible action plan can be implemented Prepare Low Impact Development Guidelines 	Town of Fort Erie Niagara Parks Commission Niagara Peninsula Conservation Authority Ministry of the Environment	Ongoing	new task for engineering staff to review all of the storm water outfalls along the waterfront capital cost for mitigation strategy for each outfall to be determined on a site-by-site basis
b	Examine beach maintenance and operations with Ministry of Natural Resources and Forestry to determine measures to reduce algae.	<ul style="list-style-type: none"> Town and Ministry of Natural Resources and Forestry to determine if improvements can be made to beach maintenance practices 	Town of Fort Erie Ministry of Natural Resources and Forestry	Immediate	new task for engineering and technical staff over the course of three months could be one half day a week
c	Continue to require erosion and sediment control plans for new developments adjacent to Lake Erie and/or Niagara River shorelines, watercourses and wetlands to mitigate the impact of runoff from construction sites.	<ul style="list-style-type: none"> No new action required outside of the current practices 	Town of Fort Erie Developers/Builders Niagara Peninsula Conservation Authority	Ongoing	part of current staff responsibilities
d	Ensure private waterfront property owners consult with the Ministry of Natural Resources and Forestry with respect to possible impacts on endangered species from intended construction/site alteration.	<ul style="list-style-type: none"> Town to consult with the Ministry on available educational programs and information to enhance awareness of waterfront property owners Post information on the Town's website and distribute to waterfront landowners 	Town of Fort Erie Ministry of Natural Resources and Forestry Local environmental groups	Ongoing	part of current staff responsibilities
e	Work with Niagara Peninsula Conservation Authority to ensure regulations are enforced with respect to protection of Provincially Significant Wetlands.	<ul style="list-style-type: none"> Identify wetlands that are currently being impacted by existing use Inform Niagara Peninsula Conservation Authority (NPCA) and provide information on NPCA contacts on Town website Work with landowners to establish mitigating measures to reduce impact on wetlands 	Niagara Peninsula Conservation Authority Landowners	Ongoing	part of current staff responsibilities
f	Monitor the implementation of the Niagara Peninsula Conservation Authority's Watershed Plan's recommendations.	<ul style="list-style-type: none"> Continue to participate in the implementation of recommendations in the Watershed Plan 	Town of Fort Erie Local environmental groups	Ongoing	part of current staff responsibilities
g	Participate in the development of an environmental stewardship guide for the Fort Erie Waterfront.	<ul style="list-style-type: none"> Identify community partners who may be interested in initiating a stewardship guide Participate in developing the content Make the guide available to landowners 	Local environmental groups Town of Fort Erie Niagara Parks Commission Ministry of Natural Resources and Forestry Niagara Region Niagara Peninsula Conservation Authority	Medium to long term	new task for staff and the Environmental Advisory Committee over one year could be one half day a month, potentially a student position
h	Provide interpretive information to describe the natural features along the Fort Erie Waterfront.	<ul style="list-style-type: none"> Develop an interpretive communications strategy Identify priority locations Implement as funding becomes available 	Local environmental groups Town of Fort Erie Niagara Parks Commission Ministry of Natural Resources and Forestry Fort Erie Museum Service Niagara Peninsula Conservation Authority	Medium term	\$50,000 to develop interpretive information (incl. design) new task for planning staff over the course of one year could be one day a month \$2,500/interpretive sign
i	Formalize the current landscape design practices into landscape design guidelines for all public waterfront sites for naturalized landscapes, planting with native and indigenous plants and maintenance.	<ul style="list-style-type: none"> Town to develop Terms of Reference and select a consultant Oversee preparation of landscape design guidelines 	Town of Fort Erie Niagara Parks Commission Niagara Peninsula Conservation Authority	Medium term	new task for planning staff time to oversee work over the course of 6 months, could be a few hours a month \$25,000 for guidelines
j	Prepare Woodland Management Plans for Waverly Beach Waterfront Park and future public waterfront sites.	<ul style="list-style-type: none"> Prepare Terms of Reference and select a consultant Town staff to oversee preparation of Woodland Management Plans Identify partners to help implement recommendations Implement as funding becomes available 	Local environmental groups Town of Fort Erie Niagara Parks Commission Ministry of Natural Resources and Forestry Niagara Region Niagara Peninsula Conservation Authority	Medium to long term	cost of Woodland Management Plan depends on size of woodland and site conditions
k	Developers and waterfront property owners must ensure waterfront development respects the natural hazards of the shoreline.	<ul style="list-style-type: none"> Town to work in collaboration with Niagara Peninsula Conservation Authority 	Niagara Peninsula Conservation Authority	Ongoing	part of current staff responsibilities

2 Waterfront Parks & Windows

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Establish a new hierarchy of Waterfront Parks and Waterfront Windows.	<ul style="list-style-type: none"> Review the hierarchy of Waterfront Parks Amend the Parks and Open Space Master Plan to reflect the hierarchy of Waterfront Parks Prepare a Council report and by-law that reflects the Waterfront Parks and Waterfront Windows Prepare detailed master plan for Point Abino Waterfront Park Implement the master plan for the Coal Docks Waterfront Park 	Town of Fort Erie	Immediate to Long term	part of current staff responsibilities \$ 500,000 for construction of Point Abino Waterfront Park \$ 2,000,000 for design and development of Coal Docks Waterfront Park
b	Rename the waterfront road allowance sites as Waterfront Windows. Designate and rename some waterfront access locations as Waterfront Parks.	<ul style="list-style-type: none"> Review the names of the new Waterfront Park locations and Waterfront Windows Determine if existing Town signs can be modified to incorporate the new name Prepare a report to Council to facilitate the change Designate access locations as parks where appropriate (including Lakeshore and Point Abino) 	Town of Fort Erie	Short to Medium term	new task for planning staff 15 waterfront road locations on Lake Erie plus new signs identifying 4 Waterfront Parks \$1000 per sign = \$19,000 plus 6 sites on Black Creek = \$6,000 TOTAL \$25,000
c	Provide information at each Waterfront Park and Waterfront Window with respect to site name, waterfront logo, the extent of public property, code of conduct, a map of the Town's network of public land at the water's edge.	<ul style="list-style-type: none"> Prepare a new "code of conduct" for Waterfront Parks and Waterfront Windows Design a new waterfront logo Prepare maps that delineate the extent of public land for posting at each Waterfront Park and Waterfront Window Develop a waterfront map to locate all of the Waterfront Parks and Waterfront Windows to be used in marketing materials and to be posted on web, and to add to information signage at each site Implement new information at each Waterfront Park and Waterfront Window 	Town of Fort Erie Economic Development and Tourism Corporation	Medium term	\$5000 - \$10,000 to design a waterfront logo and tag line \$25,000 for marketing materials 35 waterfront access sites on Lake Erie/\$2500 per sign with map of waterfront network, property ownership, code of conduct = \$60,000 (in addition to initiative '2b' above)
d	Increase public access along the Lake Erie shoreline by working in partnership with other public agencies and property owners to acquire/ secure new sites	<ul style="list-style-type: none"> Use the Waterfront Securement and Acquisition Strategy as necessary Create a budget Post signs on current unsigned road allowances 	Town of Fort Erie	Ongoing	new task for planning staff cost for signs covered in '2b' above
e	Formalize the current landscape design practices by preparing design standards to identify a palette of furnishings and standards (see Framework 1, initiative i).	<ul style="list-style-type: none"> Prepare guidelines or standards to identify the palette of furnishings and other elements to be used at each Waterfront Park and Waterfront Window Formalize the maintenance standards to clarify and make public the Town's protocol for garbage pick up, landscape work, beach raking, replacement of signs, repair of damaged furnishings, etc. Establish the priority for placement of furnishings Implement furnishings as funding becomes available 	Town of Fort Erie	Medium term / long term	new task for planning staff time to oversee work over the course of 6 months, could be 40 hours of staff time \$10,000 for guidelines
f	Develop marketing materials for Waterfront Parks and Waterfront Windows .	<ul style="list-style-type: none"> Prepare marketing materials to identify the entire network of Waterfront Parks and Waterfront Windows, Ways to the Waterfront, Destinations and Attractions, Boating Access, Culture and Heritage attractions Prepare information sheets on each site Update web and print material 	Economic Development and Tourism Corporation	Immediate	new task for EDTC
g	Regularly monitor each Waterfront Park and Waterfront Window to ensure they remain clearly signed for public access.	<ul style="list-style-type: none"> Responsibilities of staff 	Town of Fort Erie	Ongoing	new task for operations staff to visit each of the 35 sites on Lake Erie biweekly = 8 hours a month
h	Address encroachments to ensure public space is unimpeded and clearly public .	<ul style="list-style-type: none"> Implement the Town's Municipal Road Allowance Encroachment Policy 	Town of Fort Erie	Ongoing	part of current staff responsibilities
i	Identify an ambassador in each Bay to help with community liaison and to advise the Town on issues specific to each Bay.	<ul style="list-style-type: none"> Establish the protocol for identifying a volunteer ambassador in each Bay Prepare the Terms of Reference/mandate for the volunteer ambassadors Oversee the work of the ambassadors and respond as required Prepare a report to Council for approval to implement the program 	Town of Fort Erie	Immediate	new task for staff over the course of a year, could be one half day a month with significant time required between May and September - 100 hours a year

3 Ways to & Along the Waterfront

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Develop a wayfinding strategy to direct people to the waterfront.	<ul style="list-style-type: none"> Build on the Town's Wayfinding Study and incorporate signs that identify the "ways to the waterfront" Prepare Council report Implement as funding becomes available 	Town of Fort Erie Niagara Region	Medium term	amend Wayfinding Study to incorporate Ways to Waterfront \$10,000 allocate a budget of \$5000 /year to implement new signs
b	Prepare design guidelines that include a palette of streetscape elements to identify the "ways to the waterfront" that include: special lighting at key locations, banners along the route, signage, trees and other landscape features in some locations.	<ul style="list-style-type: none"> Town to prepare Terms of Reference Town to oversee preparation of guidelines or standards to identify the palette of streetscape elements to be used to identify the "ways to the waterfront". Establish the priority for streetscape improvements Prepare Council report Implement as funding becomes available 	Town of Fort Erie Niagara Region	Medium term	new task for staff time to oversee work over the course of 6 months, could be 40 hours of time \$50,000 for guidelines
c	Identify key stakeholders and champions to determine opportunities for pedestrian access to connect Waterfront Parks and Waterfront Windows on Lake Erie.	<ul style="list-style-type: none"> See Framework 2 Initiative 'i' Continue to work with the Ontario Shorewalk Association 	Town of Fort Erie Ontario Shorewalk Association	Immediate to Long Term	see Framework 2, initiative 'i'
d	Provide universal access on Waterfront Parks and Waterfront Windows where feasible.	<ul style="list-style-type: none"> Identify Waterfront Parks and Waterfront Windows where beach mats could be installed Establish priority for implementation Implement as funding becomes available 	Town of Fort Erie	Ongoing	part of current operations staff responsibilities allocate a budget of \$10,000/year to implement
e	Enhance the pedestrian and cycling routes to and along the waterfront.	<ul style="list-style-type: none"> Prepare map of trail network sign routes with waterfront logo Sign existing routes Monitor to ensure consistent and useful signage, safety considerations, etc. Identify new waterfront cycling routes Consider formation of Fort Erie Cycling Advisory Committee Speak with local bicycle shops to explore interest in offering special packages such as bike rental and pick up 	Town of Fort Erie Niagara Parks Commission BIAs Economic Development and Tourism Corporation Niagara Region Active Transportation Sub Committee	Medium term	new task for staff, 50-100 hours a year \$5,000 for marketing materials to show trail network
f	Support the Niagara Parks Commission's intent to prepare a strategy for the South Parkway as identified in their 2015-2017 Strategic Focus.	<ul style="list-style-type: none"> Collaborate with the Niagara Parks Commission through the Southend Secondary Plan currently underway Identify key initiatives to enhance trails, landscape, recreation facilities, signage, Waterfront Parks and Waterfront Windows Report out on recommendations through the Southend Secondary Plan 	Town of Fort Erie Niagara Parks Commission	Immediate	new task for staff over the course of 6 months could be a one half day a month

4 Destinations & Tourist Attractions

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Encourage and continue to support the development of restaurant and shopping opportunities in and near the village centres.	<ul style="list-style-type: none"> Meet periodically with BIAs to discuss ideas for new business opportunities and provide assistance for expansion or new investment wherever possible 	Economic Development and Tourism Corporation (EDTC); BIAs	Ongoing	Part of ongoing regular meetings of EDTC
b	Support and market B&Bs through the BIAs as well as the Fort Erie Economic Development and Tourism Corporation.	<ul style="list-style-type: none"> Develop business case for new B&Bs (also consider Airbnb); see: http://www.cbo-eco.ca/en/index.cfm/starting/how-to-start-a/how-to-start-a-bed-and-breakfast-in-ontario/ See also: http://www.fobba.com/index.cfm?page=home Using business cases, make presentations in communities to stimulate interest and activity 	Economic Development and Tourism Corporation BIAs	Ongoing	EDTC staff time to prepare presentation material
c	Undertake a market study to assess the opportunity for a resort hotel overlooking the lake.	<ul style="list-style-type: none"> Develop and issue Terms of Reference for Market Study and select consultant Oversee Market Study 	Economic Development and Tourism Corporation	Medium term	\$15,000 - \$25,000 for Market Study EDTC staff time to manage process
d	Promote and identify historical walks.	<ul style="list-style-type: none"> Promote existing historical waterfront walks Identify and promote new walks; e.g. continuous waterfront walk (or trail) Research, identify partners, obtain permissions, write content 	Town of Fort Erie Fort Erie Museum Services	Long term	new task for staff
e	Facilitate the establishment of businesses to serve and support recreational use of the waterfront through bike rental, canoe and kayak rental, fishing charters, etc. within downtown areas.	<ul style="list-style-type: none"> Identify ways in which new waterfront businesses could be incented (grants/loans; mentoring; existing businesses expanding into new lines of business; etc.) Identify potential opportunities (possibly undertaking benchmarking analysis of other waterfront communities) Develop plan, with incentives, to encourage new business opportunities 	Economic Development and Tourism Corporation; possibly in association with BDC and other lenders	Medium term	allocate \$3,000 - \$5,000 to assist/ incent new businesses EDTC staff time to monitor
f	Continue to provide and offer space for waterfront events.	<ul style="list-style-type: none"> Ensure that municipal plans and policies are supportive of waterfront festivals and events Identify, and promote availability of, key waterfront locations where festivals, events and activities could take place Develop a protocol for assessing events and suitability of waterfront venue 	Town of Fort Erie Niagara Parks Commission	Ongoing	part of current planning staff responsibilities
g	Enhance the brand and tourism identity of Fort Erie as part of Niagara Region South Coast and having the longest length of waterfront of the Region's 12 municipalities.	<ul style="list-style-type: none"> Develop tag line and possibly logo for Fort Erie's stretch of the waterfront Use and promotion of tag line and logo by Town Promotion of tag line and logo to other tourism businesses to encourage widespread use Update Town's online marketing of the waterfront 	Economic Development and Tourism Corporation; Niagara's South Coast Association; NEDC; BIAs	Immediate	\$5,000 - \$10,000 to develop logo and tag line EDTC staff time to update website
h	Support the planning and development of a mixed use marina focused hub at the Miller's Creek Marina that demonstrates the Town's guidelines for waterfront related development.	<ul style="list-style-type: none"> Continue to support Niagara Parks Commission in the process to identify market interest in redevelopment Provide direction from the Waterfront Strategy to ensure principles and initiatives are reflected in design and planning for the site 	Town of Fort Erie Niagara Parks Commission Economic Development and Tourism Corporation Niagara Region	Ongoing	new task for planning staff over the course of a year could be one half day a month
i	Expand the number of and marketing of fishing events.	<ul style="list-style-type: none"> Renew success of other fishing events in Niagara Region Work with local business owners to determine potential for new event Prepare marketing materials 	Economic Development and Tourism Corporation; Fort Erie Conservation Club	Medium term	new task for EDTC staff \$10,000 to prepare marketing materials
j	Identify and promote key access points as locations for public fishing and boating.	<ul style="list-style-type: none"> Prepare marketing materials locating boat launches and best locations for fishing from shore 	Economic Development and Tourism Corporation; Fort Erie Conservation Club; boating clubs	Medium term	new task for EDTC staff could be combined with initiative 'i'
k	Identify key properties for intensified and/or new tourism development along the waterfront.	<ul style="list-style-type: none"> Town to collaborate with private developers 	Town of Fort Erie	Ongoing	part of current planning staff responsibilities

5 Culture & Heritage

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Continue with the Museum leading in identifying and interpreting stories relating to the waterfront (that could be further developed and interpreted as part of the Waterfront Development Strategy).	<ul style="list-style-type: none"> Reinstall the adopted 'Waterfront History' exhibit at the Museum that told the story of the development of the Town from a perspective of its location on the waterfront Ensure that exhibit concludes telling the story of the development of this waterfront plan Continue to develop interpretive signage for locations along the waterfront 	Town of Fort Erie Fort Erie Museum Services	Medium term (in order to create awareness and interest on the part of residents)	\$25,000 for exhibit design part of current staff responsibilities
b	Incorporate 'waterfront history' theme into an updated Town-wide Arts and Culture Strategy.	<ul style="list-style-type: none"> Update the Cultural Heritage Millennium Plan with the preparation an Arts, Culture and Heritage Strategy When the Town takes this step, there should be a 'waterfront history theme' incorporated into the planning 	Town of Fort Erie Fort Erie Museum Services Fort Erie Arts Council	Long term	\$50,000 to prepare Arts, Culture and Heritage Strategy NOTE: town-wide Strategy that should not be a cost solely attributed to the waterfront new task for staff to oversee the work .
c	Work with partners to elevate waterfront awareness and appreciation through photography contests, essay contests, etc.	<ul style="list-style-type: none"> Develop 'I love my Waterfront' photo contest as means of increasing interest and awareness of the waterfront 	Town of Fort Erie Fort Erie Museum Services; Fort Erie Public Library (as venue to display photographs) Fort Erie Arts Council	Medium term	allocate an annual budget for prizes of \$5,000 new task for staff 10 days/year
d	Identify and protect strategic viewsapes.	<ul style="list-style-type: none"> Define, identify and enumerate viewsapes (possibly in conjunction with the stories and themes identified in '5a' and '5b') Create content for Town website relating to viewsapes, and human and natural history stories and information related to viewsapes In longer term, consider creating a Fort Erie Waterfront History, using the viewsapes as key elements in telling the story (could be a book, DVD or podcast) 	Town of Fort Erie Niagara Parks Commission Fort Erie Museum Services	Medium to long term	new task for planning staff could be 1 day/week over 6 months to set up the information more time required if a book is to be the product
e	Ensure awareness of public access to Point Abino Lighthouse.	<ul style="list-style-type: none"> Prepare information to be posted on site and online 	Town of Fort Erie Point Abino Association	Ongoing to medium	new task for facilities staff to prepare content for sign \$1,000 for new sign (included as part of Framework '2b')

6 Neighbourhoods

Initiatives		Actions	Responsibilities	Priority	Town of Fort Erie Resource Requirements
a	Promote intensification in Village Centres: Crystal Beach/Ridgeway, International Gateway, Southend and Bridgeburg.	<ul style="list-style-type: none"> Prepare Terms of Reference and select consultant Oversee preparation of urban design guidelines for mixed use and higher density development close to the waterfront that can apply to all village centres 	Town of Fort Erie Niagara Region	Short Term	\$50,000 new task for planning staff to oversee the work over the course of 6 months, could be one half day a week
b	Support appropriately scaled development in Neighbourhood Nodes.	<ul style="list-style-type: none"> Continue to monitor development application for Waverly Beach site Continue to work collaboratively with the owner in the review of plans to ensure that the principles of the Waterfront Strategy are reflected 	Town of Fort Erie	Ongoing	part of current staff responsibilities
c	Apply the Waterfront Property Securement/Acquisition Strategy for future development and redevelopment opportunities.	<ul style="list-style-type: none"> Apply the implementation approaches 	Town of Fort Erie	Ongoing	new staff responsibilities
d	Update the Secondary Plans and Neighbourhood Plans to reflect the key principles and initiatives of the Waterfront Strategy as required.	<ul style="list-style-type: none"> Undertake a high level review of Secondary Plans and Neighbourhood Plans 	Town of Fort Erie	Medium term	part of current staff responsibilities
e	Implement streetscape enhancements along all streets that lead to the Village Centres and the Neighbourhood Nodes, from the Major Routes (Garrison Road, Ridge Road and Point Abino Road).	<ul style="list-style-type: none"> Implement streetscape enhancements based on guidelines prepared under Framework 3 Identify phasing and priorities 	Town of Fort Erie Niagara Region	Long term	new staff responsibilities capital cost to be determined
f	Develop design guidelines and a checklist to outline the Town's requirements for the provision of public space and public access along the water's edge in applications for new mixed use and/or higher density development.	<ul style="list-style-type: none"> Prepare guidelines for public space and access in new mixed use and higher density development close to the waterfront - may be a component of initiative '6a' 	Town of Fort Erie Niagara Region	Short term	\$10,000 new task for planning staff to oversee the work over the course of 6 months, could be one half day a week
g	Establish a Design Review Panel for mixed use and/or higher density residential development in urban centres along the waterfront.	<ul style="list-style-type: none"> Prepare Terms of Reference for a Design Review Panel identifying composition of members, mandate, term, compensation etc. Prepare a report for Council 	Town of Fort Erie	Medium term	new task for staff to oversee work of the Design Review Panel assume 2 staff days/meeting of the Design Review Panel to coordinate, prepare minutes and follow up as required

7 Boating Access

Initiatives		Actions	Responsibilities	Timing	Town of Fort Erie Resource Requirements
a	Provide signage at Bertie Boating Club indicating public access, public boat launching, public parking and access to facilities.	<ul style="list-style-type: none"> Prepare content for new sign Implement as funding is available 	Town of Fort Erie Bertie Boating Club	Immediate	\$5,000 for new sign (covered in Framework 2, initiative “b”) new task for planning staff to design content. 2 days
b	Enhance marketing of three sites suitable for launching kayaks and canoes: Prospect Point, Stonemill/Thunder Bay Road, and Kraft Road. Provide information that kayaks and canoes are to be carried along access paths .	<ul style="list-style-type: none"> Prepare boating focused marketing material to enhance awareness of locations to launch canoes, kayaks, facilities, on site and nearby 	Economic Development and Tourism Corporation	Immediate to Medium term	new task for EDTC
c	Enhance marketing of the sites for boat launching from trailers with available parking: Bertie Boating Club, Crystal Beach Waterfront Park, Lakeshore Boat Launch, Murray Street Boat Launch, Anger Avenue Boat Launch, Miller’s Creek Marina and Netherby Road Boat Launch.	<ul style="list-style-type: none"> Prepare boating focused marketing material to enhance awareness of locations to launch motorized boats, facilities, on site and nearby 	Economic Development and Tourism Corporation	Immediate to Medium term	new task for EDTC
d	Explore the opportunity to provide a dock and tie up for boats to access restaurants at the Crystal Beach Waterfront Park and at Point Abino Lighthouse.	<ul style="list-style-type: none"> Prepare Terms of Reference and select consultant Oversee a detailed engineering analysis of opportunity to build a low cost temporary dock 	Town of Fort Erie Niagara Peninsula Conservation Authority Department of Fisheries and Oceans	Medium term	\$20,000 engineering study new task for engineering staff to oversee work over the course of 6 months, could be one half day a week

Summary of Timing

1

Natural Heritage Features & Hazards

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Review opportunities to mitigate erosion at storm water outfalls in Holloway Bay, Abino Bay, Thunder Bay, Bertie Bay, Crescent Bay, Waverly Bay and along the Niagara River.					
b	Examine beach maintenance and operations with Ministry of Natural Resources and Forestry to determine measures to reduce algae.					
c	Continue to require erosion and sediment control plans for new developments adjacent to Lake Erie and/or Niagara River shorelines, watercourses and wetlands to mitigate the impact of runoff from construction sites.					
d	Ensure private waterfront property owners consult with the Ministry of Natural Resources and Forestry with respect to possible impacts on endangered species from intended construction/site alteration.					
e	Work with Niagara Peninsula Conservation Authority to ensure regulations are enforced with respect to protection of Provincially Significant Wetlands.					
f	Monitor the implementation of the Niagara Peninsula Conservation Authority's Watershed Plan's recommendations.					
g	Participate in the development of an environmental stewardship guide for the Fort Erie Waterfront.					
h	Provide interpretive information to describe the natural features along the Fort Erie Waterfront.					
i	Formalize the current landscape design practices into landscape design guidelines for all public waterfront sites for naturalized landscapes, planting with native and indigenous plants and maintenance.					
j	Prepare Woodland Management Plans for Waverly Beach Waterfront Park and future public waterfront sites.					
k	Developers and waterfront property owners must ensure waterfront development respects the natural hazards of the shoreline.					

2

Waterfront Parks & Windows

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Establish a new hierarchy of Waterfront Parks and Waterfront Windows.					
b	Rename the waterfront road allowance sites as Waterfront Windows. Designate and rename some waterfront access locations as Waterfront Parks.					
c	Provide information at each Waterfront Park and Waterfront Window with respect to site name, waterfront logo, the extent of public property, code of conduct, a map of the Town's network of public land at the water's edge.					
d	Increase public access along the Lake Erie shoreline by working in partnership with other public agencies and property owners to acquire/secure new sites					
e	Formalize the current landscape design practices by preparing design standards to identify a palette of furnishings and standards (see Framework 1, initiative i).					
f	Develop marketing materials for Waterfront Parks and Waterfront Windows.					
g	Regularly monitor each Waterfront Park and Waterfront Window to ensure they remain clearly signed for public access.					
h	Address encroachments to ensure public space is unimpeded and clearly public.					
i	Identify an ambassador in each Bay to help with community liaison and to advise the Town on issues specific to each Bay.					

3 Ways to & Along the Waterfront

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Develop a wayfinding strategy to direct people to the waterfront.					
b	Prepare design guidelines that include a palette of streetscape elements to identify the “ways to the waterfront” that include: special lighting at key locations, banners along the route, signage, trees and other landscape features in some locations.					
c	Identify key stakeholders and champions to determine opportunities for pedestrian access to connect Waterfront Parks and Waterfront Windows on Lake Erie.					
d	Provide universal access on Waterfront Parks and Waterfront Windows where feasible.					
e	Enhance the pedestrian and cycling routes to and along the waterfront.					
f	Support the Niagara Parks Commission’s intent to prepare a strategy for the South Parkway as identified in their 2015-2017 Strategic Focus.					

4 Destinations & Tourist Attractions

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Encourage and continue to support the development of restaurant and shopping opportunities in and near the village centres.					
b	Support and market B&Bs through the BIAs as well as the Fort Erie Economic Development and Tourism Corporation.					
c	Undertake a market study to assess the opportunity for a resort hotel overlooking the lake.					
d	Promote and identify historical walks.					
e	Facilitate the establishment of businesses to serve and support recreational use of the waterfront through bike rental, canoe and kayak rental, fishing charters, etc. within downtown areas.					
f	Continue to provide and offer space for waterfront events.					
g	Enhance the brand and tourism identity of Fort Erie as part of Niagara Region South Coast and having the longest length of waterfront of the Region’s 12 municipalities.					
h	Support the planning and development of a mixed use marina focused hub at the Miller’s Creek Marina that demonstrates the Town’s guidelines for waterfront related development.					
i	Expand the number of and marketing of fishing events.					
j	Identify and promote key access points as locations for public fishing and boating.					
k	Identify key properties for intensified and/ or new tourism development along the waterfront.					

5 Culture & Heritage

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Continue with the Museum leading in identifying and interpreting stories relating to the waterfront (that could be further developed and interpreted as part of the Waterfront Development Strategy).					
b	Incorporate 'waterfront history' theme into an updated Town-wide Arts and Culture Strategy.					
c	Work with partners to elevate waterfront awareness and appreciation through photography contests, essay contests, etc.					
d	Identify and protect strategic viewscapes.					
e	Ensure awareness of public access to Point Abino Lighthouse.					

6 Neighbourhoods

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Promote intensification in Village Centres: Crystal Beach/Ridgeway, International Gateway, Southend and Bridgeburg.					
b	Support appropriately scaled development in Neighbourhood Nodes.					
c	Apply the Waterfront Property Securement/ Acquisition Strategy for future development and redevelopment opportunities.					
d	Update the Secondary Plans and Neighbourhood Plans to reflect the key principles and initiatives of the Waterfront Strategy as required.					
e	Implement streetscape enhancements along all streets that lead to the Village Centres and the Neighbourhood Nodes, from the Major Routes (Garrison Road, Ridge Road and Point Abino Road).					
f	Develop design guidelines and a checklist to outline the Town's requirements for the provision of public space and public access along the water's edge in applications for new mixed use and/or higher density development.					
g	Establish a Design Review Panel for mixed use and/or higher density residential development in urban centres along the waterfront.					

7 Boating Access

Initiatives		Immediate - 1 Year	Short Term 1-3 Years	Medium Term 3-5 Years	Long Term 5 Years +	Ongoing
a	Provide signage at Bertie Boating Club indicating public access, public boat launching, public parking and access to facilities.					
b	Enhance marketing of three sites suitable for launching kayaks and canoes: Prospect Point, Stonemill/Thunder Bay Road, and Kraft Road. Provide information that kayaks and canoes are to be carried along access paths.					
c	Enhance marketing of the sites for boat launching from trailers with available parking: Bertie Boating Club, Crystal Beach Waterfront Park, Lakeshore Boat Launch, Murray Street Boat Launch, Anger Avenue Boat Launch, Miller's Creek Marina and Netherby Road Boat Launch.					
d	Explore the opportunity to provide a dock and tie up for boats to access restaurants at the Crystal Beach Waterfront Park and at Point Abino Lighthouse.					

7.0 Waterfront Property Securement/Acquisition Strategy

Key principles of the Waterfront Strategy is an **intent to create a sustainable, publicly accessible** and interconnected waterfront park system consisting of Waterfront Parks, Waterfront Windows and shoreline walks. To do so, another **key principle is to provide clear direction to** expand opportunities for public access to, and enjoyment of the waterfront through the strategic securement/acquisition and development of waterfront properties as they become available. Those principles are directly tied to other principles **including** an ambition to secure the shoreline for public access to the water's edge, conserve, protect and enhance important natural features, **endangered species and species at risk and, to** respect, mitigate and manage natural shoreline hazards.

A key element to achieving success along the waterfront is to secure/acquire waterfront **properties. Achieving success would represent a** long-term legacy for the residents of the Town of Fort Erie. It is a substantial community building **initiative and opportunity.**

This chapter outlines the basis for a securement/acquisition strategy, to identify the tools available to the Town for securement/acquisition and to suggest where the Town should focus attention for securement/acquisition. The tools and initiatives outlined in this chapter are not new or unique, and, in fact, Fort Erie has used some of these tools in **the past.**



BASIS

In considering an appropriate securement/acquisition strategy, it is important that the Town recognize a number of truths to ensure long-term success, including:

Political will is critical

This long-term, multi-faceted Waterfront Strategy requires strong political will to facilitate long-term success. Political will manifests itself through a commitment to action - a commitment to put in place a policy framework that articulates a clear vision of a **sustainable, publicly accessible and interconnected** waterfront system, a commitment to accumulating **and spending the resources necessary to begin the** transformation and a commitment to continue the application of this Waterfront Strategy well beyond the limits of this term of Council. Council commitment includes a dogged determination to achieve success despite criticisms and setbacks along the way. Political will is demonstrated, in part, by allocating budget to enable implementation of the Waterfront Strategy.

Success will occur incrementally, and will take a very long time

It is extremely important to recognize that the achievement of success will occur incrementally, over a very long time-frame. Momentum will build slowly, property by property, until the overall system begins to materialize. The public interest will not always be apparent, but it will always rationalize and support the vision of a sustainable, publicly accessible and interconnected waterfront system.

There is no “silver bullet”

There is not one single action that will ensure the successful achievement of a sustainable, publicly accessible and interconnected waterfront system. Achieving the vision requires a multi-faceted approach that maximizes the use of all of the available tools and strategies outlined within this Waterfront Strategy.

Administrative empowerment to act is essential

A land securement/acquisition strategy requires a clear plan of action, the ability to react quickly to opportunities as they arise over time, as well as a prolonged and directed approach to dealing with affected private property owners. That requires that Council empower staff to act on their behalf, and to implement the plan. Council should set a budget, direction for action and establish reporting requirements on incremental activities along the way. Staff empowerment will ensure a nimble, consistent and accountable approach to implementation.

TOOLS

The objective of this part of the Waterfront Strategy is to understand the tools that are available to the Town to secure/acquire those properties along the waterfront within Fort Erie that are necessary to begin to build the sustainable, publicly accessible and interconnected, accessible and public waterfront system. The best way to secure long-term success is through public ownership, as follows (there is no order of preference – all tools will need to be used to achieve the ‘vision’):

1 The Town is always able to outright PURCHASE property. The funds to acquire waterfront properties can come from TAX REVENUE resources set aside for property acquisition. The Town may also acquire lands throughout the municipality through TAX ARREARS. In addition, for key components of the waterfront park system, the Town can consider EXPROPRIATION of strategically important properties in order to achieve the stated principles of this Waterfront Strategy;

2 The Town may receive CASH GIFTS, DONATIONS or GRANTS that could be earmarked for the acquisition of waterfront properties, or the Town may receive LAND GIFTS or DONATIONS to augment the supply of publicly owned waterfront lands. Gifts or donations may come from corporations, service clubs/associations or private citizens. Grants would come from upper levels of government. Further, the Town may receive LAND BEQUESTS from private citizens to augment the supply of publicly owned waterfront lands;

3 Where the Town has a supply of publicly owned land, it may consider LAND EXCHANGES with owners of waterfront properties with the objective of creating larger or more strategic land holdings, enhancing the inventory and/or enhancing the connectivity of publicly owned waterfront lands. Town-owned **lands are a resource to use to achieve a range of municipal objectives**, including the acquisition of waterfront properties. The value of the Town-owned lands will need to be understood in comparison with the property to be exchanged. The value relationship may not always be equal, and value differences will need to be recognized on a site-by-site basis;

4 The Town may acquire waterfront land, or cash-in-lieu of land, through the development approval process through a comprehensive set of policies established in the OFFICIAL PLAN and in accordance with SECTION 42 and/or SECTION 37 of the Planning Act.

The Official Plan is the appropriate vehicle to identify public priorities for securing public access to the Town’s Waterfront Lands over time. Policy direction on acquisition approaches, and the use of easements and agreements should be spelled out, as should the specifics for the use of Section 42 and Section 37 of the Planning Act. At a minimum, where a waterfront property, or properties, are being considered for development/redevelopment, the Town should require:

- The dedication of all lands designated ENVIRONMENTAL PROTECTION on Schedule A to the Official Plan, including an appropriate environmental buffer. The ENVIRONMENTAL PROTECTION designation may also include habitat for endangered species and species at risk. The dedication of ENVIRONMENTAL PROTECTION lands should be at no cost, or a minimal cost to the Town, and can occur at any time, but will typically be dedicated through the development approval process, as a condition of Draft Plan Approval or Consent, minor variance and site plan control. In this regard, the Town should amend its Site Plan Control By-law to apply this policy for residential development between two and four units.
- Where height and/or density exceed existing zoning permissions, the provision of community benefits **that enhance public access to the water’s edge** in accordance with the provisions of Section 37 of the Planning Act. Section 37 of the Planning Act allows the Town to receive “community benefits” (i.e. dedication of Waterfront Land, or cash to acquire Waterfront Land), in exchange for height and/or density permissions that are in excess of permissions within the current zoning by-law.
- The dedication of public parkland in accordance with the provisions of Section 42 of the Planning Act. Section 42 of the Planning Act permits the Town to receive a land dedication for public parkland purposes through the development approval process, or to receive cash-in-lieu of land, or some combination of land and cash;
- The Town may consider the establishment of a Waterfront Community Improvement Plan (CIP) under Section 28 of the Planning Act, where financial incentives for waterfront land dedication to the Town, or other methods of public access securement, can be provided; and,
-

The second opportunity, where securement is not achieved through public ownership, is to pursue partnerships with cooperative private landowners, as follows:

5 If public ownership of a waterfront property **is not possible, then other approaches** (EASEMENTS, LEGAL AGREEMENTS, LEASE ARRANGEMENTS) will need to be explored. Easements, legal agreements and/or lease arrangements may be executed to **secure public access over privately owned waterfront lands** in exchange for MUNICIPAL INCENTIVES, such as cash payments and/or insurance/liability assistance. Easements, legal agreement and lease arrangements for the provision of public access over privately owned waterfront properties may also be subject to financial incentives provided through a Waterfront Community Improvement Plan (CIP) under Section 28 of the Planning Act; and,

6 In addition, the Town may wish to explore an approach where PRIVATELY OWNED PUBLIC SPACES (POPS) are considered **appropriate and acceptable on key waterfront development sites**. POPS are **physical spaces that are privately owned** but appear and function as public spaces. These spaces are secured through legal agreements in favour of the Town. POPS must be designed and maintained to the standards established by the Town, and remain open and accessible to the public, or on a schedule established by agreement with the Town. Where a legal agreements secures design, maintenance and access, the POPS can be considered as fulfilling, or partially fulfilling, the development's Section 42 parkland dedication requirements.

In a general sense, some of these tools are relatively cost neutral, except for legal/administrative costs, while others will have more direct cost implications to the Town. Cost neutral tools include acquisition/securement through:

- Gifts, donations and bequests;
- Tax arrears;
- Land exchanges;
- Sections 42 and 37 of the Planning Act;
- Easements, legal agreements and lease arrangements; and,
- Privately owned public spaces (POPS).

Those tools that have a direct cost implication to the Town include:

- Purchase;
- Expropriation;
- Financial incentives through Section 28 of the Planning Act;
- Other municipal incentive programs; and,
- Tax relief measures,

In addition to the tools available to the Town itself, there are a number of other sources of revenue that should be considered, including grants from other levels of government, funds donated by service clubs and **other associations, including rate payers groups and Business Improvement Areas**. All forms of fundraising **opportunities should be explored**.

WATERFRONT PROPERTY ACQUISITION BANK

The objective of this part of the Waterfront Strategy is to encourage the establishment of a WATERFRONT PROPERTY ACQUISITION BANK for the Town to use for the acquisition of key waterfront properties over time. Deposits into the Waterfront Property Acquisition Bank would be in the form of actual LAND RESOURCES owned by the Town, as well as CASH RESOURCES, including an ANNUAL CONTRIBUTION to the bank by the Town for the purposes of waterfront property acquisition.

In addition, the Town should use funds within the Waterfront Property Acquisition Bank to work with cooperative private land owners to SEVER AND PURCHASE those elements of their property that abuts the water's edge with the objective of securing public access. As an alternative to the SEVER AND PURCHASE option, the municipality may also consider a PURCHASE/SEVER/SELL approach where they purchase a property, sever the component of the **property that abuts the water's edge, and then sells** the remnant parcel back into the private market. Still another option could be PURCHASE/ESTABLISH EASEMENT/SELL. These broader strategies should be communicated to prospective affected landowners, and the Town should establish a per square metre price for such lands to be offered to those landowners. The minimum width of the severance should generally be the extent of the shoreline hazard, plus an appropriate environmental buffer.

The build-up of deposits into the Waterfront Property Acquisition Bank would be utilized to acquire waterfront **lands that are currently privately owned throughout Fort Erie**. For example, all Town owned lands that are not for industrial purposes could be placed in the Waterfront Property Acquisition Bank. When such a property is sold, the proceeds could be used to acquire an available waterfront property. The Town owned property could also be used in exchange for an available waterfront property.

Land resources can consist of any lands within the existing inventory of Town-owned property, and any other lands that the Town may acquire through purchase, tax arrears, expropriation, gifts, donations, bequests, exchanges, or through Section 37 of the Planning Act. Cash resources can consist of funds dedicated from the general tax base, gifts, donations, or through Section 37 of the Planning Act.

Where waterfront property is to be considered as public parkland, land and/or cash-in-lieu of land can be required through the development approval process in accordance with the provisions of Section 42 of the Planning Act. The use of land, or cash accumulated through Section 42, must be identified and used for the purposes of enhancing the inventory of public parkland. Public parkland along the waterfront should not include lands that are designated as ENVIRONMENTAL PROTECTION for the purposes of acquisition. However, it is anticipated that Fort Erie's waterfront park system will include both public parkland and lands designated ENVIRONMENTAL PROTECTION.

The Waterfront Property Acquisition Bank, both the cash and land elements, is to be used by the Town to acquire private waterfront properties along the shoreline when they come on to the market for sale, on a site-by-site basis, and based on the priorities established in this Waterfront Strategy. The Town should acquire waterfront properties to achieve the principles of the Waterfront Strategy related to:

- **Conserving, protecting and enhancing natural** features, endangered species and species at risk;
- Mitigating and managing natural shoreline hazards;
- Securing public access to the water's edge; and,
- Creating or enhancing public waterfront parks.

Once those key principles have been secured on an individual property, the Town may consider reselling the remainder (if any) of the property back into the private **sector, and then to redeposit the proceeds back into the** Waterfront Property Acquisition Bank.

PRIORITY LOCATIONS

To initiate a strategy to secure/acquire waterfront properties requires the establishment of priorities. This Waterfront Strategy recognizes that the Town has an existing context to consider – there are Waterfront Parks, Waterfront Windows and natural areas. The existing context is the starting point, and it is appropriate to build upon those resources going forward into the future.

Much of the water’s edge along the Niagara River, from Old Fort Erie to Netherby Road is already secure in public ownership, and is managed by the Niagara Parks Commission. As such, the Town should focus their attention on the Lake Erie waterfront between Old Fort Erie and the Fort Erie/Port Colborne border. The following are the priorities for the securement/acquisition of waterfront properties for achieving **the desired sustainable, publicly accessible and interconnected waterfront system of publicly accessible places along Fort Erie’s waterfront:**

1 **The FIRST PRIORITY for securement/acquisition should be:**

- At Waverly Beach Waterfront Park and Bay Beach Waterfront Park
- On properties that abut the existing inventory of Waterfront Parks and Waterfront Windows

The concept is to build on what the Town already has, and to expand those resources outward from existing **public areas and along the water’s edge.**

2 **As a SECOND PRIORITY, the Town should, on a bay-by-bay basis:**

- Respond to all opportunities to acquire waterfront properties that abut the water’s edge (including any water lots), with the idea that, over time, the water’s edge will become publicly owned and publicly accessible. This concept is focused on acting on opportunities as **they arise, with a recognition that the system of water’s edge access will occur incrementally, and will take time to connect all of the pieces together; and,**
- **Work with private landowners to explore** a range of opportunities to secure public access, where acquisition is not preferred. The focus here will be on identifying opportunities to connect the disparate components of the broader waterfront park system through non-purchase mechanisms.

The concept is to act on opportunities as they present themselves, and work toward connecting the **publicly owned pieces together to create the desired sustainable, publicly accessible and interconnected system for public access along Fort Erie’s waterfront.**

IMPLEMENTATION

Action 1: Council should adopt this Waterfront Strategy as their long-term vision for waterfront development within the Town of Fort Erie. Council should empower staff to implement the land securement/acquisition strategy, and provide annual budget allocations and direction on the use of municipal lands to establish the Waterfront Property Acquisition **Bank.**

Action 2: The Town should establish a Waterfront Acquisition Bank, and provide it with a significant annual minimum contribution of \$500,000.00 (to be confirmed by Council) for waterfront property securement/acquisition. Funds from the sale of waterfront related lands, severed land, etc., could be deposited in the Waterfront Acquisition Bank.

Action 3: The Town should establish a strategy for land securement/acquisition in concert with the approach outlined in this Waterfront Strategy. The land securement/acquisition strategy should include both a monitoring program and a protocol to keep Council informed throughout the process.

Action 4: The Town should prepare an Official Plan Amendment to Section 4.13.4 PUBLIC ACCESS TO THE LAKE ERIE SHORELINE that is more specific about how the Town will facilitate enhanced public access and/or environmental conservation initiatives along the Lake Erie shoreline.

The following is suggested policy wording that may form the elements of that Official Plan Amendment:

4.13.4 PUBLIC ACCESS TO THE LAKE ERIE SHORELINE

The Lake Erie shoreline offers natural habitat and heritage, aesthetic and recreational amenities to the residents of Fort Erie and visitors. The promotion of recreational opportunities and public access to Lake Erie to allow the conservation, protection, enhancement, stewardship and utilization of these amenities is an objective of the Town.

The Policies set out below are seen as important tools to implement the vision and principles for the Lake Erie Shoreline, as they are articulated in the Council adopted Waterfront Strategy.

1. Council shall consider land securement priorities along the Lake Erie Shoreline each year in its budget deliberations, and shall empower staff to implement its **directions**.
2. Waterfront property securement, either through public acquisition or other means, shall be considered by the Town for the purposes of:
 - i. Securing public access to the water's edge; and/ **or**
 - ii. Creating or enhancing public waterfront parks; and/or,
 - iii. **Conserving, protecting and enhancing natural features, endangered species and species at risk; and/or,**
 - iv. Mitigating and managing natural shoreline hazards.
3. The Town will consider the securement of privately owned Lake Erie Shoreline properties that complement lands that are already owned by the Town and that are utilized for public park, or public access purposes.
4. The Town may close, retain and designate as a public park any road allowances to provide access to the Lake Erie Shoreline.
5. Wherever desirable or feasible, the Town will work **in partnership with the Region, the Conservation Authority, the Ministry of Natural Resources, Canadian Wildlife Federation, Land Trusts, other senior levels of government, community partners and landowners, to secure in public ownership all of the lands abutting or adjacent to the Lake Erie Shoreline, including any associated water lots.**

6. The Town may establish a Waterfront Community Improvement Plan that identifies all lands abutting and adjacent to the Lake Erie Shoreline, including any associated water lots, and may establish financial incentive programs that will assist the Town in achieving its objectives for waterfront property securement/ acquisition.

Lands that abut the water's edge and are within the ENVIRONMENTAL PROTECTION designation

7. The water's edge along the Lake Erie Shoreline that is within the ENVIRONMENTAL PROTECTION designation is identified on SCHEDULE A. Some of these lands are in public ownership, while others remain in private ownership. The objectives of this Plan are to:
 - i. Secure, over time, all of these lands (including associated water lots) in public ownership, utilizing all of the tools available to the Town; or,
 - ii. Where public ownership is not possible or feasible, secure through available legal mechanisms, public access to the water's edge; or,
 - iii. Where public access is not possible or feasible, secure the appropriate level of conservation, protection, enhancement and stewardship of natural features, endangered species or species at risk, and the mitigation and management of natural hazards.
8. The Town shall require, as a condition of development, consent, minor variance, site plan control or the subdivision of land, the conveyance of all lands abutting the water's edge that are within the ENVIRONMENTAL DESIGNATION, including any associated water lots, at no cost to the Town.
9. Lands abutting the water's edge that are within the ENVIRONMENTAL PROTECTION designation, **including any associated water lots, that are to be conveyed to the Town shall not be considered part of a parkland conveyance in accordance with the Town's Parkland Dedication By-law.**
10. Where there is no development proposal, the Town may pursue the acquisition of any property that includes a component that is located along the water's edge and is within the ENVIRONMENTAL PROTECTION designation, including any associated water lots. The minimum acquisition objective of the Town shall be 15 metres inland from the defined high water mark of Lake Erie (174.32 metres GSC).

11. Where securement cannot be achieved through conveyance or public purchase, the Town may secure **lands located along the water's edge that are within the ENVIRONMENTAL PROTECTION designation, including any associated water lots, through other means including easement agreements, long-term lease, land trusts, among other legal mechanisms available to the Town.** The minimum securement objective of the Town shall be 15 metres inland from the defined high water mark of Lake Erie (174.32 metres GSC).
12. At a minimum, where lands along the water's edge that are within the ENVIRONMENTAL PROTECTION designation, **including any associated water lots, cannot be secured, the Town will pursue the following tools to secure the appropriate level of conservation, protection, enhancement and stewardship of natural features, endangered species and species at risk, and the mitigation and management of natural hazards:**
 - i. Municipal land use controls;
 - ii. Education;
 - iii. Stewardship Agreements; and,
 - iv. Conservation Easements.
13. Where lands located along the water's edge and within the ENVIRONMENTAL PROTECTION designation, **including any associated water lots, are privately owned, these policies do not imply that such land is open to the public, nor is it implied that there is a commitment by the Town or any other public agency to purchase the lands.**

Lands that are adjacent to the water's edge and abut the ENVIRONMENTAL PROTECTION designation

14. The Town may wish to secure additional lands for access or waterfront park purposes that are adjacent to the water's edge, and that abut, and are outside of the ENVIRONMENTAL PROTECTION designation. The objectives of the Town are:
 - i. To achieve a series of public waterfront parks that **are connected together through the linear water's edge access routes;** and,
 - ii. To secure those public waterfront parks through conveyance, public acquisition, or other appropriate means.
15. The Town shall, through its Parkland Dedication By-law, require the conveyance of land to the Town for park or other public recreational purposes as a condition of development, consent, the subdivision of land, minor variance and site plan control. For the purpose of this policy, development includes the construction of any buildings or structures, or the creation of lots that require any approvals from the Town under the Planning Act.
16. Alternatively, or in conjunction with the land conveyance, payment of money equal to the value of the land otherwise required to be conveyed for parks (cash-in-lieu) may be required. Such money shall be placed in a Park Reserve Fund to be expended in accordance with the provisions of the Planning Act.
17. Where the Town wishes to purchase lands for the purposes of enhancing or establishing a new public waterfront park, they can do so through funds allocated from the Park Reserve Fund, or through land exchange, or other funding sources as may be appropriate.
18. Where public ownership of new public waterfront park space cannot be achieved, the Town may consider Privately Owned Public Spaces (POPS), only where design elements, ongoing maintenance and public access is secured by the Town through appropriate legal agreements.
19. Where a Privately Owned Public Space is secured in perpetuity through appropriate legal agreements, to the satisfaction of the Town, a credit of up to 80% of the value of the land secured shall be credited as a reduction to the land requirements, or cash-in-lieu required, under the Town's Parkland Dedication By-law.



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