

Crystal Lake Hamlet Board Position on Development of Black's Beach

October 31, 2018

Purpose:

To provide background information, considerations and rationale for Crystal Lake Hamlet Board's position on two separate proposals on property commonly known as Black's Beach.

Background:

The land owned by the Black family has long been a part of the Crystal Lake community, which included rental cabins, a great beach, concession stand and public swimming lessons. More recently, it served as a permanent living residence and summer accommodations for various Black and extended families.

Previous Development Proposals:

Over the past years, there have been a few proposals submitted for development of this land. A proposal for 40 plus units triggered the need for the Hamlet and the RM of Keys to update the Crystal Lake community plan of 1983. Thus, the data base report prepared by North Stream Consulting was finalized and received late in 2017.

Crystal Lake Community Plans:

The 1983 study suggested there was room for approximately 11 additional lots. The 2017 report suggested Crystal Lake was already fully developed. Both reports are recommendations for consideration by decision-makers at the local and provincial levels; they are not laws.

Subdivision of the Black Land:

A few years ago, the one large piece of Black property was subdivided into two separate titles. Parcel A is held by Sandra Jeffrey (nee Black) and Parcel B is held jointly by the children of Sharon Black. Although there is historical connection, these two parcels must be considered independently of each other.

Current Parcel A proposal:

The current proposal consists of a new 8 lot development, plus the existing homestead for a total of 9 lots. Each lot may have a single-dwelling, detached structure (no apartments, townhouses, duplexes etc.). All other land will remain agricultural with no further development. The 8 new lots will be on the waterfront. This subdivision to create the new lots will require rezoning from agricultural to seasonal residential. The ownership structure is an open-land condominium. This means the lots will be individually owned with the access road owned by a condominium corporation comprised of all the owners. Each lot will meet all requirements for size and setback distances specified in the Crystal Lake bylaws. As legally required, 10% of the total land base is dedicated for municipal reserve, with a minimum of 10% of the waterfront land part of the municipal reserve. In addition, an environmental reserve extending from edge of land into the lake is part of the proposal. Any and all undeveloped land will remain zoned agricultural so that no additional residential development can occur on that agricultural land.

Current Parcel B Proposal:

The Parcel B proposal was for 7 waterfront lots plus 4 back lots. No environmental reserve was proposed and the municipal reserve allocation did not include 10% of the waterfront.

Hamlet Board Considerations Regarding Black Beach Development Proposals:

A major consideration in reviewing these proposals was the 2017 data base report prepared by North Stream Consulting. The studies and methodologies used in that report suggested that Crystal Lake was already overdeveloped. The Hamlet Board recognized this concern and initially rejected the thought of any further development. The need for natural vegetation along the lake's shorelands to act as filters to improve water quality was recognized. However, there was a lot more to consider. Opposing any development on this land would:

- 1) deny members of the Black families to use and enjoy their property in the same manner as all other land owners around Crystal Lake have had,
- 2) put the onus on the Black families to provide "undeveloped land" for the benefit of all other Crystal Lake property owners and
- 3) potentially impact the owners by denying any development of their land.

Ideally, the hamlet/RM would purchase the land and dedicate it as municipal reserve. But, this was simply a financial impossibility. Therefore, the Hamlet Board's goal was to balance the considerations of the environment, Crystal Lake community and the Black families.

Hamlet Board Position:

The HB position is to conditionally support the development of 8 new lots plus the homestead lot on Parcel A with specific adherence to Crystal Lake development bylaws, the provision of 10% of the shore land as municipal reserve in a strategic location to maximize positive environmental impacts, the dedication of the environmental reserve and requirement that all remaining land not included in the new lots remain zoned as agricultural to prevent further development.

Hamlet Board Position on Parcel B:

The HB position on the proposal received for Parcel B for 11 new lots was rejected as it did not meet the same conditions placed on Parcel A. If a revised proposal is received, it may be considered in the future.

Crystal Lake Hamlet Board