

# Resort Village of Manitou Beach

## Public Hearing Meeting Minutes

December 6, 2023 – 2:00 PM

### PRESENT:

Mayor Pauline Petersen	Councillor Robb LaRochelle
Councillor William Mattick	Councillor Vince Armstrong
Administrator Elise Dale	Absent: Councillor Lori Gill

### 2023-0152 1. CALL TO ORDER:

Mayor Pauline Petersen called the Regular Meeting to order at 2:10 pm.

### 2. PUBLIC HEARING

Mayor Petersen welcomed the approximately 55 guests to the hearing and gave an overview of the public engagement opportunities starting on 2020.

In 2020, Council initiated focus groups to collaborate to develop village assets. This work led to public engagement in the spring of 2021, where community members were invited to an open house with interactive displays at Danceland, with a corresponding survey.

Throughout 2021 and 2022, continued large and small focused groups were held to dive deeper into Citizen's values. These engagement opportunities led to the two documents that are being proposed today.

Speaker 1: Bill Mattick read a letter, representing his neighbouring landowner; Murray McLeay Upshall. 98 MacLachlan Avenue. Mr. Upshall stated in his letter that he is not in favour of the addition of the Beach Front Commercial Zone. Mr. Upshall believes that restricting building sites to 60% coverage maximums, will negatively impact development options and value of the property. Mr. Upshall through his letter, also conveyed that he believes the height restriction, at one storey, to preserve the view of the lake, will also limit site coverage, and be extremely restrictive in capacity and building design. Mr. Upshall also objected to the discretionary uses as defined in the table 7.3

Speaker 2: Bill Mattick; 100 MacLachlan Avenue, representing himself & spouse, Charlene Mattick  
Mr. Mattick voiced objection to the proposed zoning bylaw in regard to the addition of the beach front commercial zone that restricts height of

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building and site coverage. Recommendations were brought forward to increase the heights, site coverage, and setbacks. Mr. Mattick discussed the WSA's safe building level and the 1 in 500 flood plain level that still has not been updated since the last berm raising.

Speaker 3: Karen Scalise 102 Lake Avenue

Ms. Scalise approved of the environmental considerations included in the OCP. Ms. Scalise believes that document reads poorly and would like a better definition of mature trees. Ms. Scalise would like consideration for protection of native varieties of grasses and forbes. Ms. Scalise was concerned with the invasion of exotic species.

Speaker 4: Guy Anderson, 107 Saskatoon Street

Mr. Anderson inquired into past zoning, specifically, commercial property that had been zoned residential.

Speaker 5: Karen Worobec, 315 MacLachlan Avenue

Ms. Worobec was encouraged by the OCP, in what administration had added for environmental protection.

Speaker 6: Patti Lingren, 223 Cumming Avenue

Ms. Lingren introduced herself as the administrator of the village voice. Ms. Lingren wants to help the community grow and verbalized her policy making resume for the group.

Speaker 7: Doug Guenther, 316 Cumming Avenue

Mr. Guenther made a request for information regarding a property that was currently being undertaken by bylaw enforcement.

Speaker 8: Dr. David Schleich, 205-207 John Street

Dr. Schleich made mention of his work in the collaborative community group. Dr. Schleich recommended strength by reinforcement, by linking the Zoning Bylaw sections to areas that they are mentioned in the OCP. Dr. Schleich approved of the walkable village design to compliment the existing infrastructure. Dr. Schleich gave recommendation to tax incentives for buildings that make renovations to existing structures. Dr. Schleich made reference to a add-ons to help strengthen community group references.

Speaker 9: Michael Bryne, 100 Lake Avenue

Mr. Bryne was discussed the use of the word value versus asset in open house material. Mr. Bryne would like to see mission and vision statements in the Official Community Plan.

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Speaker 10: Eric Upshall, 96 MacLachlan Avenue

Mr. Upshall made comment to the past cookie cutter OCP & Zoning Bylaws that were passed and complemented the current Council on the in-depth consultation process that was undertaken.

Speaker 11: Karen Scalise, 102 Lake Avenue

Ms. Scalise made comment again regarding 3.2 Commercial section. She would like to see antique shops added to the list of businesses listed in the Official Community Plan.

Speaker 12: Lynne Granberg, 414 Lake Avenue

Ms. Granberg was concerned with local improvements, and discussed a side walk along main beach.

Speaker 13: Tim Davies, 820 Apukwa Drive

Mr. Davies advised that it is not good enough for the municipality to use social media, and electronic mail notices for public hearings, that we must also put up more posters in the Village, for those people that do not use electronic means of communication.

Speaker 14: Rodney Eskelson, 212 Douglas

Mr. Eskelson requested that the Resort Village investigate the Canadian Postal Service, to inquire as to why he is not able to get a corresponding box with his property.

**10. ADJOURNMENT**

2023-0153

Mayor Petersen

THAT this Public hearing be ADJORNED at 3:20 PM, & the next regular meeting of Council be in Council Chambers, on December 18, 2023, at 2:00 pm.

CARRIED

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Mayor

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Administrator