

Minutes of the Resort Village of Manitou Beach Public Hearing held on September 30, 2020

PRESENT

Mayor Poppy Petersen
Deputy Mayor Mike Hayward
Councillor Robb LaRochelle
Councillor Vince Armstrong
Beverley Laird, Chief Administrative Officer

REGRETS

Councillor Bill Mattick

CALL TO ORDER Mayor Petersen called the hearing to order at 7:03 pm

The reason for the Public Hearing was for the following Public Notices.

1. To consider a proposed bylaw to close an undeveloped lane for the purpose of allowing construction on part of parcels 163762566, 163762544 and lots 206 to 218 Hayter Street.
2. To consider the initial report on a Discretionary Approval application for the development of a Residential Care Home in a Single Family Residential District. Lots 1-7 Block 3 Plan G19 (206 to 218 Hayter Street)

Mayor Petersen thanked the 37 attendees for coming and introduced Mikael Byrne and Tammy Pshebylo who represented the Oasis Project. Danceland was used to insure that COVID-19 distancing restrictions could be adhered to and Mayor Petersen thanked Millie Strueby for allowing the event. The public was invited to come up and be heard about the closing of the undeveloped lane and the Discretionary Use application.

1. Elizabeth White made the following comments:
 - a) Lives in the 75 metre zone that received notice of the Discretionary Use application.
 - b) Why were they not notified about the October meeting? Everyone new about this proposal.
 - c) Why is it 75 metres?
 - d) Concerned about large construction and losing portions of trees.
 - e) Is Hayter Street going to be developed?
 - f) Will the water and sewer infrastructure handle this large development?
 - g) Whose paying for this?
 - h) How long will it take to develop? Heard 4 to 5 years.
 - i) What value does it bring to Manitou Beach?
 - j) They would not use this type of development in their old age.
 - k) Will bring jobs but not a grocery store.
 - l) What is the value? Hard to get information.
 - m) Provincial care home or private?
 - n) Why not rezoning?
 - o) Lots east of Hayter Street, losing more trees? Future plans?
2. Darryl Baschak made the following comments:
 - a) What is the monetary value of lane closing?
 - b) Undergoing development considering aesthetic value and appeal. Maybe a wall would be needed for aesthetic appeal?
3. Joanne Kowalsky made the following comments:
 - a) Lives in the 75 metre distance for notice.
 - b) Is there a size limitation for the residential care home being built in a residential zoned area?

4. Judy Halldorson made the following comments:
 - a) Bought a house in a residential area and considering a discretionary application for a commercial business should not be allowed.
 - b) Why does council permit this? It needs to be revisited.
 - c) There is lots of commercial property available. Rethink these uses.
5. A general question from the floor were: was
 - a) What's happening with LSD14 and why haven't we seen any planning?
 - b) Will accommodation for the construction workers use up tourism accommodation?
6. Sussanna Czeranko made the following comments:
 - a) John Street is very dusty and so is Lakeview Avenue. Will the village take precautions to keep dust down and roads passable?
 - b) Is the rate payer or developer paying the costs for road maintenance.
7. Eric Upshall made the following comments:
 - a) There will be revenue being derived from this development. There were the same concerns when the spa development and the condo development was considered.
 - b) In retrospect both were good projects and gave long term value.
8. Darryl Baschak made the following comments:
 - a) TSL ruined William Street installing a water and sewer connection and the village can't fix it. TSL should be fixing it. Don't give away the farm with this development. Hold contractors to their word.
 - b) What did we get for the Resort Village of Manitou Beach property?
9. Don Brock made the following comments:
 - a) Trucks are going to be pounding out the street. We need more taxes and money. It's expensive living at the beach. A new development will do nothing but good for the village. God bless anyone that buys 10 lots or any amount. Get the trucks rolling. Thank you.
10. Elizabeth White made the following comment:
 - a) Good project in the wrong location.
11. Murray Gordon made the following comments:
 - a) It is not an old folks home. 70 residences in various stages of health. A good project.
12. Irene Bradley made the following comments:
 - a) I have been here 6 years and think the big complex coming is good.
 - b) There will be many jobs created which is a good thing. The roads will be maintained better.
13. Councillor Vince Armstrong made the following comments:
 - a) Is Hayter Street being developed? It is a very steep hill. Hayter Street is steeper than John Street.
 - b) There will be a lot of green area left. Everything will not be cleared of trees.
 - c) Remember this is a resort village, we want people coming here.

ADJOURNMENT Mayor Petersen closed the meeting at 8:26 pm.

Mayor

Chief Administrative Officer