

Interim Control By-law Land Use Planning Study

Public Advisory Committee minutes

September 2, 2009

Present: Reeve David Moore, Councillor Tamara Black, Councillor Gerald Bell, Councillor Jury Naklowych, Councillor Debbie Zulak, John Moffat

Staff: Shawn Boggs, Clerk Administrator, John Jackson, Consultant Planner, Michael Michalski, Environmental Consultant, Brent Parson, Environmental Consultant

Observers: Doug Weber, Bonnie Beier, Henry Beier, Gordon McKay, Marilou Hall, Edward Hall, Phil Boyd, Roger Godbeer, Murray Schelter, Liz Schelter, Robin Smith, Shayne Large, Gord Zulak, Dorothy Zulak, Myrna Jackson, Jack Crossman, Ken Jackson.

Reeve Moore called the Public Advisory Committee meeting to order at 7:00 p.m.

Moved by: Gerald Bell

Seconded by: Jury Naklowych

09-06 That the Land Use Planning Study Public Advisory Committee accept the minutes of the August 24, 2009 meeting as circulated.

Carried.

Reeve Moore turned the meeting over to John Jackson for an update of the process to date. Mr. Michalski went over the 8 or 9 areas on the lakes where speed limits were being proposed. Mr. Michalski stated that the goal was to have speed limits posted at these locations over time. It was proposed that these proposed speed limit areas be included as a Schedule to the proposed Official Plan Amendment and requested the Committee's direction. Mr. Michalski also went through the process to get speed signs approved by Transport Canada. The Committee stated that they would like to talk to the Manitouwabing Lake Community Association regarding the speed sign locations and signage.

The Committee discussed the revised setback provisions and felt that an appropriate setback for new lot creation was 10 metres. This 10 metre setback area was to be preserved as a natural buffer area.

Mr. Jackson stated that there would be no change to the current Bed and Breakfast regulations. The Committee discussed the minimum unit size for Tourist Commercial properties and discussed changing the minimum unit size to 95 square metres from the 70 square metres which was proposed. An additional section was to be included in the by-law to permit a maximum unit size of 150 square metres subject to meeting a frontage requirement of 20 metres of shoreline for each 150 square metre unit.

Mr. Jackson stated that the Committee had removed the proposed Increased Density provisions. As well, the definition of "existing" in OPA No. 7 was clarified.

Regarding access point to the lakes, the Committee did not feel that new access points should be pursued due to the current pressure on the lakes.

Due to an established problem of properties being bought due to the locations of buildings relative to the shore, a new section (2.4 (iii)) was added to the zoning by-law amendment to require that the replacement of any building with an increased footprint or total floor area must comply with the yard requirements of the By-law.

Reeve Moore opened the floor up to questions, comments and concerns regarding the proposed Official Plan Amendment and proposed Zoning By-law Amendment.

Mr. Godbeer, Mr. Hall, Mr. Zulak, Mr. Beier, Mr. Smith, Ms. Hall, Mr. Crossman and Mr. Boyd provided the committee with numerous comments and concerns.

Reeve Moore declared the meeting adjourned at 9:45 p.m.

Reeve

Clerk Administrator