

PART 1 Correspondence

The following lists the correspondence received from members of the public and local community association on this (original and revised) application up until February 16, 2022. Items are generally listed in order of date received with the exception that multiple items received from the same individual or group are grouped together. Items that were not easily copied into a Word document are included in Part 2 as noted below.

Donna McNair, December 4, 2021

From: DONNA MCNAIR <>

Sent: December 4, 2021 4:50 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning By-Law Amendment Application ZO-16 Location: 17 Pine St. Grand Bend Plan 24, Part Lots 372 and 405

I strongly object to this application because of the impact this build will have on the land and beach as well as the surrounding cottages/homes which will no longer have the air flow and view they have had for many decades. This Council has allowed several high rise builds with absolutely no consideration for the residents of the Bend contrary to what the restrictions used to be in an effort to protect the surrounding properties, landscapes and environment.

Just like what has now taken place with an historical hotel which you refused to designate as historical, the destruction of many very old necessary trees on Main Street as well as throughout the town for new construction and with no consideration for the environment, I will support any petition to stop this uncaring Council from going forward.

Donna McNair
27 Huron Street
Grand Bend

Donna McNair, December 21, 2021

From: DONNA MCNAIR []

Sent: December 21, 2021 4:37 PM

To: Will Nywening <wnywening@lambtonshores.ca>

Subject: Re: Public Meetings and Council Meeting Tuesday Night

This is very upsetting that such a very short notice is being given especially at this time of year when so much is happening regarding Christmas. It also is disgusting that Council decided to deal with this very important issue just before Christmas instead of putting it on the January agenda - why the rush? This gives the impression Council wants very few people and as little opposition as possible and the fact that the notice was only sent to extremely few people instead of owners profoundly being affected if this is granted.

Donna McNair, February 7, 2022

Donna McNair

From: noreply@lambtonshores.ca [<mailto:noreply@lambtonshores.ca>] On Behalf Of Donna McNair

Sent: February 7, 2022 3:09 PM

To: Will Nywening <wnywening@lambtonshores.ca>

Subject: Zoning By-Law Amendment Z16-2021

Once again I strongly object to this application because of the impact this build will have on the land and beach as well as the surrounding cottages/homes will no longer have the air flow and view they have enjoyed for many, many years. This Council has allowed several high rise builds with absolutely no consideration for the residents contrary to what the restrictions used to be in an effort to protect the surrounding properties, landscapes and environment. I will support any petition to stop this uncaring Council from going forward. I would ask that you present my objection at the February 22, 2022, thank you.

Heather Tieman, December 11, 2021

From: hwhitney <hwhitney@hay.net>

Date: December 11, 2021 at 11:40:54 AM EST

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Proposed condo at 17 Pine St. Grand Bend

As a year-round resident of Grand Bend, in close proximity to this proposed development, I strongly object to the concept of 3-story condos with roof-top patio in a residential area. Ask any/every member of council if they would be in favour of a towering roof-top condo unit as their neighbour! Ask them how much privacy they think they'd get with a 4th floor roof-top patio gazing into their once private back yard! If any one of them answered honestly, they would also strongly object.

Council seems to have totally forgotten the permanent residents of this town. The ones who live, work, spend money here year-round. The ones who make the town viable and make it work/operate as a town.

You are going to see an exodus of permanent, year-round people if this path continues, the path of greed with big city developments taking over and no clear vision of where we're going. Just grab the money and hope for the best. You need to be making a decision such as this a town-wide one, by seeking input in a much more open way than has been done thus far. This is huge! You can't just plan a meeting for Dec. 20th and that be the end of it, knowing full well that such timing won't accommodate many. Shame on you all.

I urge you to take a big step back and think about those who voted you into your position, those who you are supposedly there to serve. You know full well this does not align with the wishes of Grand Bend residents.

Heather J. Tieman

Margaret and Gary Van Hulle, December 12, 2021

[Letter referenced below is provided in Part 2 of Correspondence]

Margaret and Gary Van Hulle, February 15, 2022

From: Gary Van Hulle []

Sent: February 15, 2022 12:07 PM

To: Will Nywening <wnywening@lambtonshores.ca>

Subject: 17 Pine St. rezoning

Will: Just in case we need to resubmit our concerns concerning the above for the upcoming council meeting. Our concerns are the same as the applicant has changed nothing.

Sincerely,

Margaret & Gary Van Hulle

19 Pine St.

Dan Doroshenko December 14, 2021

From: D D []

Sent: December 14, 2021 11:14 AM

To: Will Nywening <wnywening@lambtonshores.ca>

Subject: 17 Pine St. Grand Bend

Will,

I have 2 questions regarding the property at 17 Pine St. that relates to the upcoming Zoning By-law Amendment application Z16-2021.

I understand that the property is located on 2 separate zones, LS & R4.

Figure 16 on page 31 of the Planning Justification Report indicates the majority of land is within the designated LS zone & the proposed building will be placed in the R4 zone. Is the calculation for the building footprint at 35% based on the total property or only the area within R4? If R4 only, does the footprint meet that requirement?

Does the Municipality have the equivalent of an Urban Design Peer Review Panel , to determine if the complete proposal meets the criteria required for the zoning request?

Regards,

Dan Doroshenko

Jarett Schneider, December 14, 2021

From: Jarett Schneider []

Sent: December 14, 2021 4:04 PM

To: Will Nywening <wnywening@lambtonshores.ca>

Cc: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Re: Zoning by-law application ZO-16/2022

Will, thanks again for submitting my opposition regarding this matter. My specific issues are as follows. Zone changes from a single unit dwelling to a multi-unit dwelling. Zone changes from a maximum building of 9 meters to 11.2 meters. With proposed build having a maximum height of 11.2 meters, plus a 13.4m stairwell/elevator shaft and another 1 meter for the roof top patio railings, it will block a lot of views of the lake for the properties in the area. My other concern is setting a precedent with these amendments for others to do the same potentially creating a bunch of high density units in a very small already congested area. Again I thank you for your time and consideration. I hope my opposition is considered and taken seriously as this will directly affect my property value and enjoyment of the property.

Jarett Schneider
18 Huron Ave
Grand Bend

Diana and Sitke Hoiting, December 15, 2021

From: Sikke Hoiting <>
Sent: December 15, 2021 11:43 AM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Zoning Amendment Application for 17Pine St GrandBend

I am writing in regard to the property being proposed on the beach. I can't understand why this is even considered. Higher and higher Bigger and bigger. When is this going to stop. This company is destroying our town. They are buying up all the property they can taking down trees not getting permits and not giving a dam about anyone else. They want to build this condo(which it is) on the beach for family they say. What a bunch of bull. They will rent it out just like all the other properties they have bought .why does this company have so much pull and are being allowed to get away with this and why weren't the taxpayers informed. Why people ask have they got so much pull to keep doing this. Our friend on King Street had to jump through hoops to build her beautiful house and she followed all the rules. Now she will have her view which she built her home around blocked by this monstrosity. Also the places that spent millions building their places will also be affected. Please do not allow this and look in to this company further. Thank you

Diane and Sikke Hoiting. Woodward Ave. Grand Bend.

James Strand, December 15, 2021

From: James Strand <>
Sent: December 15, 2021 2:00 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: ZONING BY-LAW AMENDMENT APPLICATION ZO-16/2021

In regard to the application of MFL Properties Ltd at 17 Pine St, Grand Bend. I do hereby oppose the request of this application in its entirety. I find the applicant is extremely short sighted wanting to overdevelop this parcel of land and has failed to take into consideration the detrimental effects this project would have on not just the neighbours but on the entire community. Creating a triplex dwelling at this location would create a dangerous precedent to our community and allow

these developments to spring up in any residential neighbourhood. Building an 11.2 m high triplex would not only eliminate sensitive beach areas but would go directly against the work the community has already done to preserve the small leisure areas that currently exist. As well, rooftop patios reduce privacy for the neighbours, are anti-social, and create logistical problems for first responders to access and deal with medical/criminal emergencies. As well the summertime noise issues in Grand Bend would be compounded with the addition of these rooftop amenity areas. These particular types of developments have no place within a residential area at all.

I also have concerns with the fact that I found out about this application through an affected neighbour. The proposed creation of a "new" zone application affects the entire town and as such we should all have a say. As well the application seems to suggest that the developer is creating their own zoning policy. Is the Municipality giving them preferential treatment? It is the responsibility of the Municipality to ensure that the community is kept informed and I feel that is greatly lacking in this respect.

I would like to be notified of the decision of the Council of the Municipality of Lambton Shores at this email address. Please consider this email my signed letter of opposition. Thank you.

Mr. J. Strand
11 Warwick Ave,
Grand Bend ON.

Donna Shields, December 16, 2021

From: Shields, Donna <>
Sent: December 16, 2021 10:01 AM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Zoning Amendment application for 17 Pine St. Grand Bend

To whom it may concern

I am writing concerning the above noted property.

I live on Beach Street in Grand Bend. I already have 2 three Storey homes behind my property. These properties cut down trees, and we no longer have any privacy at all as they loom over our back yard.

The people who have purchased the property on Pine Street, have purchased many properties in the village for the sole purpose of renting them out. Not for one minute do I think this condo property will be for family use only. There is already a large condo right beside this. It will not only restrict views of the neighbours, but frankly I do not know why Grand Bend is continuing to allow this. There are two lovely new cottages very close to this property, which will now have their views impeded. The other properties owned by these people have had work done, with no permits and they seem to just do what they want. Yet other home owners in the area have had to jump through hoops to get a much smaller home approved.

It appears council has different rules for different people and if you have the cash, anything can get pushed through.

I am all for improving Grand Bend, but there should be consideration for all, not just a select few.

Thank you and warmest regards,

Donna L. Shields

Paula MacDougall, December 16, 2021

From: Paula MacDougall <>

Sent: December 16, 2021 12:50 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: By-law amendment application

I am waiting to voice my opposition to the bylaw application ZO-16/2021 regarding 17 Pine street.

I built my house this year and it is directly in line with the existing cottage at this location. When I asked for a variance of 48% lot coverage it was denied and I was only allowed 40%.

This building should not be allowed in my opinion because of its location to the beach. This town seems to be trying to block every view of the beach that is remaining. Whatever is to be built there should only be a single detached dwelling and should not be allowed to extrude towards the beach any further than the existing cottage next to it. It is not fair to block everyone else's homes with this tower that is just going to be used as a airb&b. I know the owners say that it is going to be a family residence but they say that about all their places. The one that is there now is constantly rented to kids as well as the two they own across the street. With the existing single structure the noise is almost unbearable all summer long from the renters. This will only be much worse if a multiplex is allowed to be constructed. It will be hell on earth for all the neighbors as well as totally taking away from the beauty of the beach area.

There is no need to build so close to the beach and leave such an expanse of parking as shown in the plans. It is just going to be all about making money.

It is my opinion that the zoning should not be allowed to change and that any future structure should be built closer to Pine street and further away from the beach.

Regards;
Paula MacDougall

Scott and Nordean Wellington, December 16, 2021

From: Nordean Wellington <

Sent: December 16, 2021 1:30 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: 17 Pine Street Proposal for Zoning Change

Dear Ms. Stroyer-Boyd:

I am writing in regards to the planning application filed by the owners of the above-noted property to re-zone the property from single family residential lakefront property to permit a three storey condominium dwelling with a rooftop patio.

My husband and I reside at 68 Beach Street, Grand Bend. We have seen many new dwellings constructed in the village during the last five years or so...some of which do not, in our opinion, fit into the general landscape of Grand Bend. Directly across from us, two new homes have been constructed on Hill Street in the last two years. These are three storey block buildings with rooftop patios to allow the owners to view the lake from their properties. Our privacy and enjoyment of our property and backyard have been impacted tremendously as the neighbors have a bird's eye view of our backyard. We have noticed that rooftop patios are becoming a trend in Grand Bend so that people have a view of the lake or to replace a yard that has been substantially built over. These structures cause light loss and overlooking/privacy issues as well as an elevated noise source..as some of these properties are rentals.

We strongly object to the owners' application for re-zoning of the subject property. We understand that the owners' have bought several other properties in the village as rentals and we have concerns that the proposed three storey condominium is also going to be a rental. We know that the owners have indicated that the dwelling is being constructed for family members only, however, we are very concerned that this will not be the case and that renters will be allowed.

We are also concerned about the limited public consultation which has been made. Why has notice of the zoning amendment application only been made to property owners within 120 m. of the site contrary to government guidelines on Ontario.ca We are concerned that the meeting scheduled for December 21st next has been chosen when people will most likely be away for the holidays. Why are there no elevations or artist impressions to show the impact of the proposed condominium? The developer appears to be directing new zoning policy and also appears to be receiving special treatment from the planning department for the Municipality of Lambton Shores. We do not understand why rooftop patios/decks are even being allowed in residential areas. The construction of a three storey condominium with a rooftop patio/deck will completely block lake views for the surrounding landowners and impact their enjoyment of their properties. Finally, why is this proposed re-zoning not being dealt with as an important community wide issue with full public consultation and disclosure? We sincerely hope that the municipality does not approve this re-zoning application.

Thank you for your time and consideration. We remain,

Yours truly,
Scott and Nordean Wellington
68 Beach Street
Grand Bend, Ontario N0M 1T0

Jan and Paul Sandford, December 17, 2021

December 17, 2021
Municipality of Lambton Shores

7883 Amtelecom Parkway
Forest, Ontario
N0N 1J0
Attention: Stephanie Troyer-Boyd
STroyer-Boyd@lambtonshores.ca

I would like to express my concerns about the above noted application for a rezoning of the parcel of land.

It appears that the proposed redevelopment changes the use of the property from single residential to multiple residential. It is noted that the proposed building will be a 3 unit condominium. But it does not address how the condominium will be used. Based on the location on the beach, I suspect the unit owners may decide to use the units as short-term rentals effectively creating a hotel. This aspect should be considered in the application.

The application suggests that both the property setbacks and height restriction contained in the current zoning will be adjusted to suit the proposed building. No details on the building design are given but I suspect both limitations will be exceeded creating a blemish on the beach.

The proposed rooftop deck is also a concern. I do not appreciate an observation platform looking down on the sunbathers. The obvious question of noise especially at night. Sounds carry forever on the beach and I predict complaints from blocks away.

I am not a direct neighbour and my family has had a cottage in the Bend since 1948, but I feel for the adjacent cottage owners both beside and across from the building. It is like building a wall on the beach.

I realize this application is for 1 property but if one walks around the Bend and sees the new homes that have been built it seems the zoning by-laws do not mean a thing. Not only are height restrictions exceeded but also the property coverage. I only hope when I apply for my 50 foot high house covering 75% of my property the committee is as accommodating.

Jan and Paul Sandford
25 Woodward Av
Grand Bend, ON

Lynda Williams, December 17, 2021

From: Lynda Williams <>
Sent: December 17, 2021 3:50 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: objection to application Z0-16/2021

Please see attached objection. I would be grateful if you would attach to agenda and report and confirm receipt. Thank you.

Lynda Williams

28 Huron St

IMPORTANT – The impact of Zoning By-Law Amendment Application ZO-16/2021 on you

This is a planning application that raises serious concerns for the community:

- A developer is seeking to re-zone a single family residential lakefront property to permit a three storey condominium block with roof top patio / social area.
- The "Residential 3 (R3-)" zoning is new and according to the Municipality Notice is being created at the request of the developer. It currently does not exist.
- If approved, the Municipality will permit three stacked condominiums as a "triplex" under this new zoning and this is what is requested by the developer at this site. This will turn one property into 3 sellable properties with huge financial gain at the expense of neighbors.
- If adopted, this will set a precedent and the new zoning will be available "on the menu" for further developers to seek to apply to a single family residence potentially anywhere in the municipality.
- The new zoning formalizes and permits "roof top amenity areas". These patios on high level flat roofs have become a trend in Grand Bend as people build "towers" to get a lake view or to replace a yard that has been substantially built over. These structures cause light loss and overlooking/privacy issues as well as an elevated noise source.

In addition to the concerns about the zoning itself, there are concerns about the limited public consultation process:

- Why, for a zoning change applicable throughout Lambton Shores, has the notice only been mailed to property owners within 120m of the site contrary to government guidelines on Ontario.ca?
- Has the meeting date of 21st December been chosen when people are on holiday?
- Why is the notice not clear? Condominiums are only mentioned in tiny print on the plan. Why are there no elevations or artist impressions to show the impact?
- Why is a developer directing zoning policy?
- Why is this developer getting such special treatment?
- Why are anti-social roof top decks allowed in residential areas at all?
- Why is the creation of a new zoning not being dealt with as an important Municipality wide issue with full public consultation?

Shane Lazarus, December 17, 2021

December 17, 2021
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, Ontario

N0N 1J0

Attention: Stephanie Troyer-Boyd

Stroyer-boyd@lambtonshores.ca

I would like to express my concerns about the above noted application for a rezoning of the parcel of land.

The proposed plan looks to be another eyesore on our ever changing town. There have been many tall (3 stories +) awkward structures that appear to be taking up the entire property which is ofcourse against building code popping up everywhere, just take a drive down Huron Street or Oak Street. Family and friends who visit me always are quick to notice these buildings that look like mini high rises beside a beautiful cottage. Another building looking right down onto the next property. So close that a bottle falling off the railing would land on the next door patio. Noise is obviously an issue as we know this proposed property will have a rooftop patio that will radiate noise all over the downtown area of Grand Bend. I know Grand Bend is known to be lively but these rentals have people that party every day of the week and as a local I do appreciate the quiet week days in between the lively weekends. These buildings with the rooftop patios do not allow for these quieter weekdays.

Do not get me wrong, I am all for new development if done properly. All of the new buildings just like this are only being built as money making machines and the best interest of the other residents do not matter one bit. I am not a next door neighbor but I do know if these types of buildings are continued to be allowed I will likely end up with a tall structure that does not fit into our beautiful town on one side of my property, if not both. I do know residents on this street, closer to this property than I am and my heart breaks for them. They love this town as much as me and they know as well as I do. If this building is approved, they will have a huge nuisance on their hands that will change the way they enjoy their property forever. What could possibly go wrong with intoxicated renters and a rooftop patio? Do you not see the issue?

It is so important to the town and every resident I have talked to about this matter that this building does not go ahead. I am not saying the property should stay the way it is now. I think a normal cottage or home without multiple stories and a noise making patio on the top level would be great in this location, even if it is a rental that is fine. The main problem here is the height, the noise, the patio 3 stories up and the number of people that will be crammed into this property. The parking showed also does not look to be enough for 3 units that will make multiple guests in each. If this building goes ahead like many others have, it opens the door for the next one, and the next one. We need to stop this craziness before it gets any more out of hand.

Shane Lazarus
32 Woodward Ave
Grand Bend, ON

Ron and Lynda Holmes, December 17, 2021

From: Ron and Lynda Holmes < >
Sent: December 17, 2021 7:10 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Letter re 17 Pine St Grand Bend

RE: ZONING BY-LAW AMENDMENT APPLICATION
ZO-16/2021
LOCATION: 17 Pine St, Grand Bend
Plan 24, Part Lots 372 and 405
APPLICANT: MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

We are writing to say that we are against the zoning by-law amendment noted above.

This amendment is to allow the building of a 3-storey condominium at the said property. The stated purpose of the building is for family use. At the June video meeting organized by the proponent, they stated that one level is for the mother, one for the sister and one for them. In answer to a direct question, the proponent said that this was the plan and that it was not for rental purposes. The floor plans show 3 bedrooms on the first level and 5 bedrooms on the second and third levels. So it is difficult to believe that it is only for family use and not for rental purposes.

Interesting also are the letters of support in the "Planning Justification Report". One is from one of the proponents! Some are from people who do not live in the neighbourhood. This brings into doubt the letters of support in this report.

Moreover, the size of the building just does not fit in with the neighbourhood. Other than the 7-story condo just to the south of the said property, all buildings nearby are single family homes. The triplex nearby is an exception, but it comprises small single-story side-by-side units. Also, the row housing on Park St while further away could be considered in the neighbourhood. Both these buildings have been in Grand Bend for many years, certainly before amalgamation.

In spite of the proponent claiming that this development is for family purposes, we believe there is a high risk that it will become used for rental purposes. This is just what Grand Bend does not need! Too many former single family homes have recently been turned into rental properties. Two of these — at Centre and Huron, and at Centre and Pine owned by the proponent — are examples.

Sincerely,
Ron Holmes Lynda Holmes

Ron and Lynda Holmes, February 12, 2022

From: Ron and Lynda Holmes <>
Sent: February 12, 2022 2:02 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Cc: weitzel sharon <>
Subject: 17 Pine Street Grand Bend Re-zone application

We are responding to the offer to comment on the above re-zoning application in our attached letter.

Also please inform us of Council's decision on this matter.

Thank you
Ron and Lynda Holmes

To: Stephanie Troyer-Boyd
Clerk, Municipality of Lambton Shores

2022Feb12

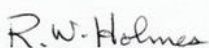
From: Ron and Lynda Holmes

Re: 17 Pine St. Grand Bend Re-zone Application

Further to our letter of 2021Dec17, we are writing to say that we are not in favour of this re-zoning application. We do not find that the recent changes submitted by the applicant in any way satisfy our objections.

As stated in our earlier letter, providing 13 bedrooms for a "family" building sounds suspiciously like a future rental situation. And the proposed structure of 3 stories does not fit in the neighbourhood of single family homes.

And so we cannot see any reason to change the zoning to allow this structure to be built.



Ron Holmes



Lynda Holmes

29 Beach Lane, Grand Bend

Sandra and Alan Cronk, December 18, 2021

18 Woodward Avenue,
Grand Bend, ON
N0M 1T0

December 18, 2021

To the Mayor and Members of Lambton Shores Council:

Re: Zoning By-Law Amendment Application ZO- 16/2021

Location: 17 Pine St, Grand Bend

Plan 24 Part Lots 372 and 405

by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

As property owners in Plan 24, Grand Bend, we object to this zoning request, and we support Staff's recommendation that it be refused.

Also, we would like to be notified of the decision on this matter.

Sincerely,
Sandra and Alan Cronk

Sharon Weitzel, December 18, 2021

From: Sharon Weitzel <>
Sent: December 18, 2021 4:17 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Cc: smweitzel@cyg.net
Subject: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend

To the Mayor and Members of Lambton Shores Council:

Re: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

We (Ken & Sharon Weitzel) are owners of 38 Hill St. Grand Bend and are **opposed** to this zoning request.

We support the staff recommendation to reject it.

We would also like to receive the decision on this matter.

[Sharon M. Weitzel](#)

Diane and Tom McIntosh, December 18, 2021

From: Tom McIntosh <>
Sent: December 18, 2021 12:57 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

To this application, we both (Owners Diane and Tom McIntosh of 43 Huron Street, Grand Bend, On. N0M 1T0) **Oppose it** and **we Support the Staff's recommendation to reject it.**

We would also like to receive the decision of this committee on this matter.

Sincerely
Diane and Tom McIntosh

Jeff Nicholson, December 18, 2021

From: beth nicholson <>
Sent: December 18, 2021 5:56 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning By-law Amendment Application ZO-16/2021 Location Properties:17 Pine Street, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC

I Jeff Nicholson of 33 Beach Lane, Grand Bend, ON, N0M 1T0 oppose the request for a Zoning Change, By-Law Amendment Application ZO-16/2021 Location Properties: 17 Pine St, Grand Bend, by MFL Properties Ltd. Agent: Jay McGuffin, MBPC and support Staff's recommendation to reject it.

I would also like to receive the decision on this matter.

Sincerely
Jeff Nicholson

William Sterling, December 18, 2021

From: Bill Sterling <>
Sent: December 18, 2021 3:55 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: 17 Pine Street Grand Bend Zoning Change Request

We, the owners of 36 Elmwood Avenue, Grand Bend, On. N0M 1T0) ***oppose the request for a Zoning Change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC) and Support Staff's recommendation to reject the application.***

William Ernest Sterling
Bonnie Lillian Sterling
36 Elmwood Avenue
Grand Bend Ontario
N0M 1T0
December 18,2021

William Sterling, February 16, 2022

From: Bill Sterling <bill.e.sterling@gmail.com>
Sent: February 16, 2022 4:28 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Re: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend

As a Grand Bend resident and taxpayer, I am in agreement with the Lambton Community Association letter sent to council on January 18, 2022 objecting to any rezoning at 17 Pine St. Grand Bend, ON.

The Planner has recommended refusal in his written report and at the Council meeting he stated the application was the “wrong scale and density in this location”. This is because R4 is the appropriate zone for the location.

I Oppose this rezoning request.
I would also like notification of the decision on this matter.

Thank you,
William Sterling
519 238 8812
36 Elmwood Ave Grand Bend Ontario
N0M1T0

Gordon and Jill Arthur, December 18, 2021

To: Stephanie Troyer-Boyd
Stroyer-boyd@lambtonshores.ca
From: Gordon E. Arthur and Jill C. Arthur
P.O. Box 925
40 Lakeside Circle
Grand Bend, ON.
N0M 1T0

Re: Zoning Application 20-16/2021 -17 Pine Street

We are writing to express our objection to the proposed change of zoning in this Application.

The multi unit structure that is proposed, is not fitting with the community and the feel of the rest of Plan 24.

The existing walkway between the single family homes and the existing Condo's is a barrier that should not be crossed for development of multi unit structures.
Thank you for your attention to this matter.

We are full time residents in Grand Bend village and are concerned with this type of intrusion into the existing neighbourhood.

Yours respectfully,
Gordon and Jill Arthur

Ken Buchanan, December 18, 2021

From: noreply@lambtonshores.ca [<mailto:noreply@lambtonshores.ca>] On Behalf Of Ken Buchanan
Sent: Saturday, December 18, 2021 9:51 AM
To: Karen Cameron <kcameron@lambtonshores.ca>
Subject: Zoning By-Law Amendment Application ZO-16/2021

This change would set a very poor precedent for the rest of Grand Bend. Please do not allow this Amendment to proceed.

Dennis and Mary Maguire, December 19, 2021

19-Dec-21

Subject: Zoning By-Law Amendment Application ZO-16/2021 Location:
17 Pine St. Grand Bend by MFL Properties Ltd. [Agent: Jay McGuffin, MBPC]

We, Dennis and Mary Maguire of 23 Beach Lane, Grand Bend, ON N0M 1T0, **oppose the request for a Zoning Change** [Zoning By-Law Amendment Application ZO-16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC] and **Support Staff's recommendation to reject it.**

We, Dennis and Mary Maguire would also like to receive the decision on this matter.

Sincerely,
Dennis and Mary Maguire

John and Dina Agostinelli, December 19, 2021

From: john agostinelli <>
Sent: December 19, 2021 10:18 AM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Subject: Letter to Oppose Zoning Change

We , John and Dina Agostinelli of 39 Woodward Ave , Grand Bend, On. N0M 1T0) **oppose the request** for a Zoning Change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC) and Support Staff's recommendation to reject it.

We/I would also like to receive the decision on this matter.

Sincerely
John and Dina Agostinelli

John and Mary McIntosh, December 19, 2021

From: John McIntosh <>
Sent: December 19, 2021 1:39 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Re zoning of MFL properties

Mary and John McIntosh of 63 Beach St Grand Bend On N0M 1T0 wish to oppose the request for a zoning change (zoning bylaw Amendment Application 16/2021 Location 17 Pine St Grand Bend by MFL Properties LTD) and support staff's recommendation to reject it.

We would appreciate receiving council's decision on this matter.

Sincerely John and Mary McIntosh

Doug and Barb Holliday, December 19, 2021

To: Lambton Shores Mayor and Council

Subject: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

We, Doug and Barb Holliday Owners of 35 Beach Lane , Grand Bend, On. N0M 1T0 oppose the request for a Zoning Change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC) and Support Staff's recommendation to reject it.

We feel that this would create a dangerous precedent for condo development on the North Beach. Where does this stop? This is a residential area and must be protected as such.

We/I would also like to receive the decision on this matter.

Sincerely,
Doug and Barb Holliday

Josie and Don Toogood, December 19, 2021

From: JOSIE TOOGOOD <>

Sent: December 19, 2021 8:20 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning by-law amendment 17 Pine Street, Grand Bend, ON by MFL Properties Ltd. (Agent Jay McGuffin)

Hi Stephanie,

We are the owners of 70 Beach Street, Grand Bend, ON. N0M 1T0 and we oppose the request for a zoning change (Zoning by-law amendment application ZO 16/2021 location 17 Pine Street, Grand Bend, ON N0M 1T0 by MFL Properties Ltd. Agent: Jay McGuffin, MBPC) and support Staff's recommendation to reject it.

We would like to be informed of the final decision on this request.

Sincerely,

Josie and Don Toogood

Mae Piggott, December 19, 2021

From: mae piggott <>

Sent: December 19, 2021 9:14 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning By-Law Amendment Application ZO-16/2021 Location: 17 Pine Street, Grand Bend

I am the owner of Unit 13, 5 River Road, Grand Bend ON .

I am also a former owner of the property in question.

I oppose the request for a zoning change of 17 Pine St. and support Staff's recommendation to reject it.

I would also like to receive the decision on the matter.

Respectfully,

Mae Piggott

5 River Road unit 13,

Grand Bend ON N0M 1T0

Martin Williams, December 19, 2021

Martin Williams

28 Huron Street

Grand Bend

N0M 1T0

19 December 2021

Stephanie Troyer-Boyd

Clerk of Municipality of Lambton Shores

7883 Amtelecom Parkway

Forest, Ontario

N0N 1J0

RE: Zoning By-Law Amendment Application ZO-16/2021

Dear Stephanie

I am writing to record my objections to the above re-zoning application which are as follows:

Inappropriate Planning Process and Public Consultation

It is not appropriate for a developer to request a "tailor made" re-zoning for a single residential property in the R4 zone. This zone does not exist and has not been through the required process for establishing a new zone category. Such changes require extensive public consultation as part of the development of the Strategic Plan. It is not appropriate for a developer motivated purely by profit to be directing Municipality planning policy. On this basis the application should be turned down.

Inadequate Public Consultation

By limiting the public consultation to those property owners within 120m of the site, other property owners in the municipality have not been provided with the opportunity to have their say regarding re-zoning that will potentially affect them. I believe this does not meet the level of public consultation as required by the Ontario Government for re-zoning. The process and the application should therefore be turned down.

Preventing Inappropriate Development

The request is to permit construction of a “triplex” yet the plan on the notice states “condominium building”. A triplex is generally understood to be a single property divided into three rentable units which is usually a conversion of an older building. A condominium building is three separate title properties in a single building. It is of vital importance that by-laws are clear and unambiguous to prevent future inappropriate development.

There is nothing about this R4 designated single detached dwelling that justifies reclassification to a standard R3 zone let alone the new “tailor made “ R3-* zone that the developer wants. In fact, its’ location immediately adjacent to a busy public pedestrian beach access makes it particularly unsuitable. The capacity of the proposed building will attract significant vehicular traffic that will be backing out on a 90 degree bend in the road adjacent to the public walkway.

It goes without saying that such a building is inappropriate in a residential zone next to a single family residence. Establishing a new zoning for a residential property in a single family residence zone is undermining the whole point of zoning This is why the site is within a R4 zone.

Exacerbation of current dissatisfaction with building control in the Municipality

There has been a trend for dominating and overpowering developments in the R4 zone. 9m high tall with roof top patios. This has resulted in letters of complaint and involvement of the Mayor and Councillors to address the inappropriate development. In this context the Municipality should not be considering an application for an 11.2m tall property with roof patio(s) in the R4 Zone. The application should be turned down.

Undesirable precedents

Permitting a condominium building almost 37 feet high with hotel like rooftop amenity close to a family cottage in the R4 zone would set an unacceptable precedent.

With reference to recent telephone discussions /voicemails with Mr Nywening I was informed that a developer can request whatever they want. However, when such applications consume valuable municipality resources, impact systems that are already stretched, there should be boundaries established to avoid wasting publicly funded resources. Permitting this application would open the floodgates to scores of similar unreasonable requests. The Municipality clearly does not have the capacity to fully process such applications which has presumably resulted in the procedural shortcomings in this case. The taxpayer should not be expected to pay towards processing speculative applications with no community merit submitted by a developer seeking to gain at other’s expense.

Yours sincerely,
Martin Williams

Christine Wilde, December 19, 2021

From: Christine Wilde < >

Sent: December 19, 2021 4:14 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Re: Zoning Application ZO-16/2021 - 17 Pine Street

This letter is to record our response to **Zoning By-Law Amendment Application ZO- 16/2021**

Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

We, Christine Wilde and Amelia Wilde, residents of 291 Concord Drive, Grand Bend, ON N0M 1T0, wish to inform the Municipality that we **OPPOSE the request for a zoning change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd.), and SUPPORT the staff's recommendation to reject it.**

Thank you, Christine Wilde

Terry Walzak, December 19, 2021

From: Terry Walzak <>

Sent: December 19, 2021 7:29 AM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

Members of Lambton Shores Council

As the owner of 44 Huron Street, Grand Bend On. I would like to voice my opposition to the request for a zoning change for 17 Pine St., Grand Bend On. by MFL Properties Ltd. Agent: Jay McGuffin, MBPC. I highly support the staff's recommendation to reject this request.

Terry Walzak

Gary Carpenter, December 19, 2021

From: Gary Carpenter <>

Sent: December 19, 2021 4:07 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: 17 Pine St Grand Bend

Re. Zoning By-Law Amendment application ZO-16/2021

Location 17 Pine St Grand Bend On.

I Gary Carpenter of 56 Huron St Grand Bend On oppose this zoning request and support the Staff's recommendation to reject it.

Sincerely, Gary Carpenter

Gary Carpenter, February 14, 2022

From: Gary Carpenter <>
Sent: February 14, 2022 2:31 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: 17 Pine St

Dear Ms Troyer-Boyd

I would like to add my voice against the Zoning By-Law Amendment for 17 Pine St.
I feel that allowing this amendment to proceed would only open the floodgates for other opportunists in the future. This would ultimately change the face of our lakeshore town forever.

Gary Carpenter
56 Huron St
Grand Bend On

Duncan Emm, December 20, 2021

From: Duncan <>
Sent: December 20, 2021 11:11 AM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: 17 pine street rezoning

Hi

I am the owner of #8 Huron Ave, Grand Bend and I **oppose the request for a Zoning Change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC)** and **Support Staff's recommendation to reject it.**

My property is 1 block away and I believe this would set a dangerous precedent for lake front properties .Please cc this to council and committee of adjustment members .I would also like to receive the decision on this matter.

Sincerely
Duncan Emm

Judy and Ed Fluter, December 20, 2021

From: ed fluter <>
Sent: December 20, 2021 1:34 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Zoning amendment ZO-16/2021 at 17 Pine St., Grand Bend, ON

Dear Stephanie Troyer-Boyd and all Council Members:

We would like to make a written submission by e-mail expressing our concern regarding the Zoning By-Law Amendment application at 17 Pine St., Grand Bend, Ontario, N0M1T0. We are addressing

our comments to The Municipality of Lambton Shores but would appreciate having them forwarded or distributed to each individual Council Member. Thank you.

We would also appreciate having the link to the Council Meeting sent to us so it is possible to attend as observers. Again, thank you.

We feel that this particular application could have far reaching implications in Lambton Shores and that all owners and residents should be aware of the potential precedent setting and impact. Grand Bend and surrounding area embodies predominantly single family dwellings and everyone we've spoken with would prefer that this remain the standard. In addition, roof top decks are abhorrent and invasive!

From the materials we've read we understand that the Planning Board and Staff have advised that this application should be refused and we would like to support their recommendation. We oppose and object to any Zoning By-Law Amendment of the property at 17 Pine St., Grand Bend, On., N0M1T0 under the application ZO-16/2021 by MFL Properties LTD., Agent: Jay McGuffin.

We trust that all Council Members will also be supportive.

We would appreciate receiving the decision on this matter.

Sincerely,
Judy and Ed Fluter
47 Hill St. ,P.O. Box 1016
Grand Bend, Ontario
N0M1T0

Joseph and Marianne Keller, December 20, 2021

From: Joseph Keller <>
Sent: December 20, 2021 2:06 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject:

Subject: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. (Agent: Jay McGuffin, MBPC)

We Joseph and Marianne Keller of 67 Beach Street, Grand Bend, On. N0M 1T0) **oppose the request for a Zoning Change (Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend by MFL Properties Ltd. Agent: Jay McGuffin, MBPC)** and **Support Staff's recommendation to reject it.**

We would also like to receive the decision on this matter.

Sincerely
Joseph and Marianne Keller

Linda Lauzon, December 20, 2021

From: Linda Lauzon []
Sent: December 20, 2021 10:47 AM
To: Will Nywening <wnywening@lambtonshores.ca>
Subject: RE: 17 Pine Street. Grand Bend

My name is Linda Lauzon, I reside at 18 Warwick Ave (at the corner of Warwick & Centre St) Grand Bend. I want to voice my thoughts on the zoning change proposed for 17 Pine St. I object to that proposal. Please keep me informed concerning the outcome.

Thank you
Linda Lauzon

Rod Mohr, December 20, 2021

From: Rod <>
Sent: December 20, 2021 9:20 AM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: Rezoning of 17 Pine St

I Rod Mohr of 9 Woodward Ave oppose the request for a zoning change at 17 Pine St Grand Bend by MFL Properties and strongly support staffs recommendation to reject it.
Thanks Rod Mohr

John and Claudia Lewis, December 20, 2021

Monday December 20 2021

Re: Zoning By-Law Amendment Application Z0 - 16/2021 Location 17 Pine St. Grand Bend by MFL Properties Ltd. (Agent Jay Mc Guffin, MBPC)

We John and Claudia Lewis Of 11 Harbour Park Grand Bend On. N0M1T0 oppose the request for a zoning change. This application is inconsistent with the character of the area. Our family has owned property in Grand Bend for over 80 years. This amendment would negatively alter the shoreline. We support staff's recommendation to reject the zoning change. We would like to receive notice of the decision on the matter.

Sincerely,
John and Claudia Lewis

John and Claudia Lewis, February 8, 2022

Tuesday February 8, 2022

re: Zoning By-Law Amendment Application ZO - 16/2021 Location 17 Pine St. Grand Bend by MFL Properties Ltd. (Agent Jay Mc Guffin, MBPC)

We John and Claudia Lewis Of 11 Harbour Park Grand Bend On. NOM1T0 oppose the request for a zoning change. This application is inconsistent with the character of the area . Our family has owned property in Grand Bend for over 80 years. This amendment would negatively alter the shoreline. We are in agreement with the Lambton Community Association letter sent to council on January 18, 2022 objecting to any rezoning at 17 Pine St. Grand Bend On. Having lived extremely close to 17 Pine St. (in fact across the street) any adjustments to zoning in the area would give way to a deluge of buildings not in keeping with the character of the area. Grand Bend has the ability at present to set the tone for another 100 years of guided growth within the area or allow the ambiance of the beach town to be forever changed by not creating a policy to regulate buildings that are not consistent within the village.

We support staff's recommendation to reject the zoning change. We would like to receive notice of the decision on the matter.

Sincerely,
John and Claudia Lewis

Ronald Morrison, December 20, 2021

From: Ron Morrison Broker of Record CB Homefield Realty St. Marys <>

Sent: December 20, 2021 9:39 AM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Zoning By-Law Amendment Application ZO-16/2021 Location 17 Pine Street by MFL Properties Ltd. (Agent Jay McGuffin, MBPC)>

December 20th , 2021

To : The Mayor and Members of Lambton Shores Council :

I the owner of 17 Huron Ave. Grand Bend Ontario oppose the request for a Zoning change (Zoning by-law amendment ZO-16/2021 Location 17 Pine Street Grand Bend by MFL Properties Ltd. Agent Jay McGuffin, MBPC and support the Staff's recommendation to the council to reject this zoning change . This property owner has been a problem with every property that he has purchased and seems to have little or no regard to any other property owners legal rights and continues to basically do what he wishes with no recourse . There is and continues to be parking issues with not only the property in question and other properties owned by this group and connected with this group in the area . As well as noise issues with the Air B and B business that these folks are running. At first this was to be a three unit family multigenerational compound and now this has obviously changed to a three unit rental as well from what I understand so again we are back into noise issues and parking issues in what is already a overcrowded part of town . I support the town Staff's recommendation to reject this zoning change and I would like to receive the decision on this matter . Should you have questions or concerns feel free to email or call me at any time to discuss .

Ronald Morrison

Ronald Morrison, February 16, 2022

From: Ron Morrison Broker of Record CB Homefield Realty St. Marys <>

Sent: February 16, 2022 4:02 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: 17 Pine Street Zoning By-Law Amendment

Re : Zoning By-Law Amendment Application ZO-16/2021 Location 17 Pine Street , Grand Bend

As a Grand Bend residents and taxpayers, We are in agreement with the Lambton Community Association Letter sent to council on January 18th, 2022 objecting to any rezoning at 17 Pine Street . Grand Bend, ON

The planner has recommended refusal in his written report and the Council meeting he stated that the Application was the “wrong scale and density in this location”. This is because R4is the appropriate zone For the location

We oppose this zoning request

We would also like notification of the decision on this matter

Ronald and Debra Morrison

17 Huron Ave Grand Bend, Ontario

2443 Perth Road 163 , St Marys , Ontario

William Guillette and Nancy Stone, December 20, 2021

From: WILLIAM GUILLETTE []

Sent: Monday, December 20, 2021 12:56 PM

To: Jennifer Turk <jturk@lambtonshores.ca>

Subject: 17 Pine St, Grand Bend. Plan 24, Part Lots 372 and 405

ZONING BY-LAW AMENDMENT APPLICATION ZO-16/2021

To whom it may concern,

We wish to make written representation in opposition to the proposed Zoning By-law Amendment.

Thank you,

William Guillette

Nancy Stone

32 Centre St. Plan 24 Lot 81

Grand Bend, ON

Roll No: 3845-520-010-49700-0000

Kimberley Kinnear, December 20, 2021

From: Kimberley Kinnear <>
Sent: December 20, 2021 5:07 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: "ZO-16/2021" or "17 Pine Street ZBA".

Good Afternoon

It has been brought to my attention that there is to be a meeting regarding the property at 17 Pine St I understand that some are against the development.

I truly believe that to keep Grand Bend vibrant and thriving as a neighborhood and travel destination for the benefit of the businesses and community we need to constantly be growing and adapting to change.

It does not by any stretch mean that Grand Bend will be ruined or taken over by big business. I personally know young families working very hard and investing in the community they have chosen to call home.

I support the new development and would like to see the properties improved upon. 17 Pine St is a great example of progress!

Kimberley Kinnear

Walter Kratz, December 20, 2021

[Letter is included in Part 2 of Correspondence]

Darrell Ford, December 20, 2021

From: Darrell Ford <>
Sent: December 20, 2021 12:52 PM
To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>
Subject: 17 Pine St. Development

Good afternoon, I'm writing in response to the future development possibility of 17 Pine St. In Grand Bend. I am a small business owner currently doing private contracting for Simply Paradise, the proposed developers. I am compelled to speak on behalf of the owners of Simply Paradise. Not only have they provided gainful employment, but they also provided me long term affordable housing. It is to the best of my knowledge they committed to making Grand Bend a great destination for families and tourists alike. I appreciate your time and any future considerations. If at all possible, please forward this on to the Mayor.

Thanks Again,

Steve Aho, December 21, 2021

From: Steve Aho <>

Sent: December 21, 2021 8:02 AM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: ZO-16/2021" or "17 Pine Street ZBA

Hi Stephanie:

I hope you are well given the times we are living in.

Please pass the following comments along to the Mayor and Council prior to the meeting tomorrow regarding this matter.

Dear Mayor and Council:

As a homeowner and business owner in Grand Bend, we appreciate the work that people put into their lakefront properties. Beach walks and Grand Bend visits are significantly enhanced by the beauty of the many well developed and maintained lakefront properties. The town benefits from the commerce generated by the many visitors to Grand Bend. It makes us feel proud to live in Grand Bend.

This particular property needs a significant facelift. It is old and requires changes commensurate with the surrounding properties. These developments and changes will ultimately enhance the beach experience for beach goers and Grand Bend residents. The design of this property is very pleasing, well thought out and will be a tremendous addition to the main Grand Bend beach.

We encourage Council to approve this zoning change.

Best Regards

Jeromy Bristowe, December 21, 2021

From: Jeromy Bristowe <>

Sent: December 21, 2021 11:49 AM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: 17 Pine St. ZBA

To the Mayor:

Please accept this email as my support for the project on 17 Pine St reference ZO-16/2021" or "17 Pine Street ZBA". We support this project in its entirety. This will be a great addition to this neighbourhood and will not impact the houses around it. We support the go ahead as we think it's a great fit and will help the community to continue to add value to the other properties around it. We believe the property owners have taken a lot of things into consideration while planning this project

and have made necessary changes to their plans to make sure they have the least impact on the neighbours. The changes that are expected to this land will also benefit the beach access by blocking the amount of sand that blocks up the pathway as well as improve the street that continuously is flooding and is in need of repair.

Thank you,

Chad Insley, December 21, 2021

From: Chad Insley <>

Sent: December 21, 2021 1:40 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Regarding Development at 17 Pine Street

Good Afternoon Stephanie,

I would like to request that my email be passed on to the Mayor / Council.

We are taking a moment to send a note regarding the proposal for 17 Pine Street that is under review. We have had an opportunity to review this and we feel that this would be a great addition to the area and have an overall positive impact on the community.

Kind Regards,

Andrew Cieszkowski, December 21, 2021

From: Andrew Cieszkowski <>

Sent: December 21, 2021 3:10 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Subject: Please pass along to council re. ZO-16/2021 for tonight's meeting

Good day,

Through friends and the Grand Bend Facebook page I understand there is to be a meeting regarding the development of a property at 17 Pine St.

I understand that some are against the development but I also truly believe that to keep Grand Bend a vibrant and thriving as a town, let alone an attractive tourist destination, we need to constantly be growing and adapting to change.

It does not mean Grand Bend will be ruined or taken over by big business (although I could use fewer chains in town personally) but rather that people are investing in and promoting this beautiful part of the world.

I personally know families working hard and investing in this community they have chosen to call home and hope you chose to allow this growth and rejuvenation to continue.

Cheers,
Andrew Cieszkowski

Lambton Shores Community Association, January 10, 2022

[Letter is included in Part 2 of Correspondence]

Lambton Shores Community Association, January 13 & 14, 2022

[Email chain between Gerry Roeder and Municipality's Senior Planner is included in Appendix A of their January 18, 2022 letter]

Lambton Shores Community Association, January 18, 2022

[Letter and Appendices are included in Part 2 of Correspondence]

Lambton Shores Community Association, February 8, 2022

From: Gerry Roeder []
Sent: February 8, 2022 10:38 AM
To: Roberta Brandon <rbrandon@lambtonshores.ca>
Cc: Will Nywening <wnywening@lambtonshores.ca>; Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>; Jennifer Turk <jturk@lambtonshores.ca>; Bill Weber <bweber@lambtonshores.ca>; Doug Cook <dcook@lambtonshores.ca>; Dave Maguire <dmaguire@lambtonshores.ca>
Subject: Re: Zoning By-law Amendment Z16-2021 - 17 Pine Street - MFL Properties

Ms. Brandon,

I am President of the Lambton Shores Community Association which is comprised of over 100 members most of which live in Grand Bend.

I would like to be permitted to speak at the Public Meeting on February 22nd. Our Association strongly opposes this Zoning Change from R4 to a R3-plus! It doesn't matter to us what changes are made to the proposed building it's strictly the Zone change we object to.

We feel approving this will set a dangerous precedent and "open the flood gates" for similar structures in Plan 24 and surrounding areas.

As mentioned, I would like to be allowed to speak to this matter at this meeting.

Your assistance is appreciated.
Gerry Roeder
President
Lambton Shores Community Association
63 Oak Street

Grand Bend, Ontario

Stefanie Ketley, January 24, 2022

From: David Dwyer <>

Sent: January 24, 2022 6:34 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Cc: wnyening@lambtonshores.ca

Subject: some good reasons to reject the Application for a Zone change at 17 Pine St., Grand Bend, On.

I believe that Council's upcoming decision regarding the above application will be a watershed decision, one that will have far-reaching impact on Grand Bend's treasure of a small beachfront. Other significant beachfronts and communities in Ontario are making similar decisions in their attempts to maintain a balance between the interests & concerns of developers and residents.

In Mississauga, for example, where the city meets lakefront, residents fear "a waterfront like Toronto's: walls of glass and concrete that cut residents off from what should be the city's brightest jewel" (quotation from website at end of my email).*

If Grand Bend supports the rezoning application at 17 Pine St., as we all know, other applications will follow, for ever more height & loosening of zone restrictions.

For that reason, the current line between the public walkway to the beach that lies between 17 Pine St. and the tall condos south of this walkway, separating a family residential area from a zone open to multi-family residents in a tall condo, should be maintained and protected as is. To do so will give Council a strong precedent when dealing with future developers' requests.

Protecting this boundary between high rise buildings and family dwellings would also show respect for Grand Bend's residential preference for low-impact development along the beach and towards Hwy. 21; it would also preserve our community's character and aesthetic.

There are currently several taller structures now lining the village's downtown streets and some of the waterfront. Developer's interests have been rightly welcomed here, but need we welcome them everywhere along the beach? It is a reasonable time to welcome and implement the preferences of loyal residents, beach goers, and taxpayers.

To do so would demonstrate that our Council is thinking long-term and in a principled way, aiming for a balance between the requests of its loyal, community-minded residents and hungry developers.

I lay my trust in your principled decision-making powers.

Sincerely,

Stefanie Ketley

Nancy and George MacPherson, January 26, 2022

From: GEORGE MACPHERSON []

Sent: January 26, 2022 3:45 PM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Cc: Will Nywening <wnywening@lambtonshores.ca>

Subject: Subject Line: Objection to Re Zoning at 17 Pine St

Attention Grand Bend Mayor and Councillors:

After having sat through the December 21st council review of a re-zoning application for 17 Pine St., we the owners of 45 Hill Street in Grand Bend continue to oppose the requested zoning change to 17 Pine Street by MLF Properties Ltd. as we believe it would fundamentally damage the "character" of our beach front neighbourhood. We do not believe that the applicants have been truthful and transparent during the review as they appear to have put forward letters of support that originate from people financially involved in their property development network. As well, during the on line meeting, they appeared to receive support from a number of individuals with questionable motives for support. We remain unconvinced that the ultimate end game for 17 Pine St is a multi level "family residence". Instead the more likely scenario is that this is a disguised attempt to create a large rental / AirBnB property - not the "character" we want to create nor support in our neighbourhood. There is a very good reason that 45 neighbours have reacted negatively en masse to this application it needs to be unequivocally rejected !

Sincerely Nancy and George MacPherson 45 Hill St.

Tom and Anne Taylor, February 16, 2022

From: Tom Taylor <>

Sent: February 16, 2022 8:15 AM

To: Stephanie Troyer-Boyd <STroyer-Boyd@lambtonshores.ca>

Cc: Will Nywening <wnywening@lambtonshores.ca>

Subject: 17 Pine St.

Re: Zoning By-Law Amendment Application ZO- 16/2021 Location: 17 Pine St, Grand Bend

As Grand Bend residents and taxpayers, We are in agreement with the Lambton Community Association letter sent to council on January 18, 2022 objecting to any rezoning at 17 Pine St. Grand Bend, ON.

The Planner has recommended refusal in his written report and at the Council meeting he stated the application was the "wrong scale and density in this location". This is because R4 is the appropriate zone for the location.

We Oppose this rezoning request.

We would also like notification of the decision on this matter.

Sincerely, Tom & Anne Taylor, 40 Woodward Ave., Grand Bend