



City of Kenora  
Planning Advisory Committee  
60 Fourteenth Street N., 2<sup>nd</sup> Floor  
Kenora, Ontario P9N 4M9  
807-467-2292

**Minutes  
City of Kenora Virtual Planning Advisory Committee  
Regular meeting held by way of Zoom Meeting  
May 18, 2021  
6:00 p.m. (CST)**

**Present:**

<b>Wayne Gauld</b>	<b>Chair</b>
<b>Bev Richards</b>	<b>Member</b>
<b>John Barr</b>	<b>Member</b>
<b>John McDougall</b>	<b>Member</b>
<b>Ray Pearson</b>	<b>Member</b>
<b>Tanis McIntosh</b>	<b>Member</b>
<b>Melissa Shaw</b>	<b>Secretary-Treasurer</b>
<b>Kevan Sumner</b>	<b>City Planner</b>
<b>Adam Smith</b>	<b>Manager Development Services</b>

**Regrets:**

<b>Robert Kitowski</b>	<b>Member</b>
------------------------	---------------

Please visit the link below to watch the May 18<sup>th</sup>, 2021 Meeting of the Planning Advisory Committee in its entirety. YouTube Link: <https://youtu.be/-8m-gh0fgms>

**DELEGATION:**

- i. The Chair called the meeting to order at 6:00 p.m. and reviewed the meeting protocol.
- ii. There were no additions to the Agenda. The Secretary-Treasurer requested an amendment to the order of applications to be heard, in consideration of public in attendance and participation relating to files D14-21-03 and D14-21-05.
- iii. Chair, Wayne Gauld declared conflict on File Number: D14-21-05, First Avenue South as the Member had a personal relationship with the property owner.
- iv. The minutes of the meeting of Planning Advisory Committee on April 20, 2021 were adopted as circulated.

- v. Correspondence was received by the City of Kenora Planning Department relating to applications before the Committee. Seven written comments were received relating to application D13-21-03, 96 Lakeside Crescent. Copy of the comments are filed with the City of Kenora Planning Department.
- vi. Application for Amendment to the Zoning By-law

### **D14-21-03, Lakeside Crescent**

Tara Rickaby, TMER Consulting- Agent  
[TMERConsultingKenora@outlook.com](mailto:TMERConsultingKenora@outlook.com)

Tara Rickaby, TMER Consulting and David Nelson of Nelson Architecture were hired by property owners of 96 Lakeside Crescent, Greg and Elizabeth Wiebe to make Application for an Amendment to the Zoning By-law File No. D14-21-03 to change the zoning from R2- Residential Second Density to R3- Residential Third Density, with an exception for required frontage from 36 m to 22.8 m and to remove the HL- Hazard Land designation and change it to R3- with the same exception. The Agent identified that concurrent to the application for an Amendment to the Zoning By-law as a concurrent application to purchase the shoreline road allowance from the City of Kenora.

The Agent described the proposed development as a six-unit apartment-style condominium complex with basement and exterior buildings.

The Agent reviewed the proposal to the City of Kenora Zoning By-law, Official Plan and the Provincial Policy Statement, 2020. The Agent, described the proposals medium density intensification in the neighbourhood that would contribute to the neighbourhood and Lake of the Woods in a positive manner, adding to the City's mix and range of housing options.

Kevan Sumner, City Planner provided an overview of the Staff Planning Report, and the application to change the property at 96 Lakeside Crescent from "R2" Residential – Second Density Zone to "R3" Residential – Third Density Zone, remove the "HL" Hazard Land Zone, and reduce the required lot frontage from 6.0m/unit to 3.8m/unit, to allow for the proposed redevelopment of the property as a six-unit stacked dwelling.

The Planner noted a correction to the report, regarding the 1.0 m setback which was from the 20 m reserve. The applicant has since purchased the shoreline road allowance adjacent to the subject property, the front yard setback is therefore changed to 20 metres from the high-water mark.

The Planner read aloud seven (7) public comments that were received in objection to File No. D14-21-03.

The recommendation from the City Planner was for recommendation to Council for approval of application File No. D13-21-03, subject to the following conditions:

- a) That a registered easement be provided to the satisfaction of Synergy North Canada,
- b) That a legal survey be provided to the satisfaction Synergy North Canada, at the cost of the applicant,
- c) That the "HL" Hazard Land zone be reduced to correspond with that portion of the lot which is located below the elevation of 324.6m asl.

A copy of the planning report and redacted comments pertaining to File No. D13-21-03 is filed with the City of Kenora Planning Department.

The Chair asked the public for comments in favour of the application, there were none.

The Chair asked the public for comments against the application, the following comments were received:

1. Joy Bell- 88 Lakeside Crescent, Kenora, ON P9N 4H5.

Mrs. Bell expressed opposition to Application File No. D14-21-03 and urged the Committee to consider conformity and compatibility of a three story building with the long established residential neighbourhood and the detrimental effect of the privacy of the adjacent neighbours.

2. Dave Baxter- 68 Lakeside Crescent, Kenora, ON P9N 4H5

Mr. Baxter expressed opposition to Application File No. D14-21-03. Traffic concern, neighbourhood safety and the existing width of Lakeside Crescent were identified as concern.

3. Randall Seller, 80 Lakeside Crescent, Kenora, ON P9N 4H5

Mr. Seller expressed opposition to File No. D14-21-03. Concerns with the compatibility with existing properties on Lakeside Crescent which are all R1-Residential First Density zoned properties, rate payers have an expectation that would be the consistent use of these properties.

In 2006 there was an application to re-zone the subject property from R1 to R2-Residential Second Density to accommodate a duplex. The amendment to zoning was approved, however the duplex was never built.

Lakeside Crescent was described as an unseized municipal road at approximately twenty (20) feet wide.

Mr. Seller questioned shoreline development, and the ability to provide docking for six-units on a seventy-five (75) foot wide parcel. Increased shoreline congestion was identified as concern.

4. Walter Domareski, 34 Lakeside Crescent, Kenora, ON P9N 4H4

Mr. Domareski objected to the recommendation to approved File No. D14-21-03, the road is not wide enough, and asked for confirmation from the City of Kenora on

how wide the road should be. Mr. Domareksi identified concern for on-street parking, the current road width cannot accommodate on-street parking. Mr. Domareski requested written clarification from the City of Kenora that the sewer and water is sufficient to support the proposed development.

5. Scott Jessiman and Katie Appleby, 104 Lakeside Crescent, Kenora, ON P9N 4H5

Mr. Jessiman and Ms. Ableby opposed the application, as the proposal is not within the character of the neighbourhood. Concern that sufficient notice was not provided to property owners.

Ms. Ableby expressed environmental concern, concern for increased traffic, noise and dust during construction and questioned if an environmental assessment (EA) shall be required if the development proposal will require blasting for underground parking adjacent Lake of the Woods. Ms. Ableby also questioned if the Sustainability Committee has reviewed the application.

6. Jim Stevenson, 52 Lakeside Crescent, Kenora, ON P9N 4H5

Mr. Stevenson expressed concern for shoreline development and public safety with the increase in traffic.

7. Gerald Favreau, 92 Lakeside Crescent, Kenora, ON P9N 4H4

Mr. Favreau expressed concern for privacy as an adjacent property owner. His property will be in the shade until 1:00 p.m. in the afternoon. Mr. Favreau addressed the application for an amendment to the zoning from R1 to R2 in 2006, and although the previous owner did not build the proposed duplex, a condition of approval was the height of the new development could not exceed the existing height.

8. Mary Anne Donnelly- Favreau, 92 Lakeside Crescent, Kenora, ON P9N 4H4

Mrs. Donnelly- Favreau strongly opposed the recommendation for approval and privacy and reflected upon a previous experience with the construction of the Southward Villa on 6<sup>th</sup> Street South which was next door to her Mother's home where she lived at the time, she expressed concern for loss of privacy and invasion of privacy with development that would tower over their home.

9. Jim Ambs, 100 Lakeside Crescent, Kenora, ON

Mr. Ambs opposed application File No. D14-21-03 and encouraged the Committee to consider the scale of the building in relation to the other neighbouring properties.

10. Doug Corbett, Corbett Architecture c/o 50 Lakeside Crescent, Kenora, ON P9N 4H4

Mr. Corbett asked that Council consider the passionate ratepayers that were in attendance to oppose the application File No. D13-21-03, and noted that there was not one supporter of the application in attendance.

Mr. Corbett spoke to the Policy of Density with the Official Plan, and identified the property locally known as the 'Kuby' parcel as one that might be a good fit for intensification.

Mr. Corbett reflected upon the character of Lake of the Woods and a big part of the character is the view from the water, a multi-story building will have a distinctive look compared to the other development.

Precedent is a word he encouraged Council to consider.

11. Kyle Derouard- 99 Lakeside Crescent, Kenora, ON

Mr. Derouard expressed concern for safety, with increased traffic and persons coming in and out of the steep driveway. Mr. Derouard resides behind 96 Lakeside Crescent, his view of Lake of the Woods would be completely obstructed with the proposed development.

12. Krista and Josh McKay, 66 Lakeside Crescent Kenora, ON P9N 4H4

Opposed the application and supported the concerns brought forward by the other property owners along Lakeside Crescent.

13. John and Natalie Edwards- 108 Lakeside Crescent, Kenora, ON P9N 4H4

Mr. Edwards reflected upon the growth along Lakeside Crescent from only a few houses to what it is now. He expressed concern with the proposed development not in keeping with the existing neighbourhood. Opposed to the application, the existing width of Lakeside Crescent cannot support the development.

14. Debbie Nahnybida - 37 Lakeside Crescent, Kenora, ON P9N 4H4

Opposed to File No. D14-21-O3, as the applicant is not a resident in the area, the proposed development would not affect the property owner personally.

The Chair asked the Committee for comment.

There was conversation about the removal of the HL- Hazard Land designation allowing the applicant to utilize a portion of the shoreline road allowance above the 324.6 contour to support medium density development.

The Agent clarified that the six-unit development would come forward with a future application for draft plan of condominium. It was also confirmed the blasting would be required onsite to accommodate six parking stalls in a below grade garage.

There was discussion about the previously approved application to amend the zoning by-law in 2006 from R1- Residential First Density to R2- Residential Second Density. The Planner was unaware that the duplex had not been developed on the property and corrected the planning report which described the existing improvements as a duplex.

The Committee discussed the height of the proposed development, the Agent confirmed the final height would be 11.0 m.

The chair asked the committee for discussion.

The Committee acknowledged comments made by the public pertaining to neighbourhood compatibility, conformity with adjacent uses and concern for safety

due to increased traffic on an undersized residential street, being Lakeside Crescent.

Member, Tanis McIntosh appreciated the safety concern and mentioned having the opportunity to live in larger cities which have the benefit of being purposefully developed with sidewalks and cul-de-sacs, where children can play and the larger multi-residential developments are found on larger roads.

Ray Pearson concurred with Member, Tanis McIntosh, and recognized the concerns of the neighbours as valid concerns and reminded the Committee that that not one person in attendance was there to support the application

John McDougall agreed with the discussion, summarizing the width of the road, privacy and computability as concerns.

John Barr reviewed satellite photos of the south side of Lakeside Crescent, he characterized Lakeside Crescent as varying in width, the lots abutting it are irregular in shape with the subject property at 96 Lakeside Crescent 75' x 200'. In review of density within the neighbourhood, Mr. Barr expressed concern for compatibility.

Bev Richards agreed that it was important to listen to the neighbourhood concerns.

Wayne Gauld described the application more of an R1- Residential First Density, to an R3 Residential Third Density due to the fact that a duplex was never constructed on the subject property. He acknowledged concern with the road and on-street parking.

The Chair asked the Committee for a motion.

The Secretary Treasurer read the recommendation from the Planning Report.

Moved: Tanis McIntosh

Seconded: Bev Richards

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora refuse Application for Zoning By-law Amendment, File No. D14-21-03, the subject lands are municipally known as 96 Lakeside Crescent. The purpose of the Zoning By-law Amendment is to rezone the subject lands from "R2" Residential – Second Density Zone to "R3" Residential – Third Density Zone, remove the "HL" Hazard Land Zone, and reduce the required lot frontage from 6.0m/unit to 3.8m/unit,

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, the Provincial Policy Statement, 2020 and public comments heard at the May 18, 2021 meeting of the Planning Advisory Committee.

Carried.

At 7:55 p.m. Chair Wayne Gauld removed himself from the virtual meeting. Vice-Chair Ray Pearson took over the meeting.

### **D14-21-05, First Ave South**

David Weber, Cohlmeier Architecture  
[david@cohlarch.ca](mailto:david@cohlarch.ca)

Mr. David Weber of Cohlmeier Architecture was acting as Agent on behalf of the property owner. Mr. Weber presented a short PowerPoint to the Committee and the members of the public who were present. A copy of the presentation is available through the Planning Department.

Mr. Weber described the application as a request to remove the HL- Hazard Land designation to support a mixed-use development with commercial on the main floor and residential above.

Mr. Weber explained that the Department of Fisheries and Oceans Canada has provided a small window of opportunity for development in the summer of 2021. If approvals are in place the developer will proceed with infilling the lot to above the 324.6 flood designation contour. The water lot would be filled with gravel and packed to allow for piles to be drilled from on top of a pad versus over water.

The Agent explained that the application for an amendment to the zoning by-law was one of many steps in the approval process, an Environmental Impact Study would be required as well as DFO review and approval.

A conceptual rendered drawing was provided as an illustration only, the main floor of the proposed development would comprise of commercial space with six (6) residential units above. Once the final configuration of the proposed development is finalized, there may be need for an application for minor variance for relief from parking and building height. The development shall be subject to Site Plan Control.

Kevan Sumner, City Planner provided an overview of the Staff Planning Report, An application File No. D14-21-05 to change the zoning of the subject property from "CG" Commercial General Zone with "HL" Hazard Land Zone to "CG" Commercial General Zone, to allow for the property owner to make improvements to the property including placing of fill to extend the shoreline of the property in to the lake.

A copy of the Staff Planning report is available through the City of Kenora Planning Department.

In an evaluation, the Planner noted that the "HL" zone restricts the City of Kenora from approving any of the preliminary work proposed by the property owner,

including the infill of the lot and placement of piles as a foundation for a future construction. Removal of the "HL" zone will permit the owner to proceed with their short term plans. All future development will need to comply with the regulations of the "CG" zone which will remain on the property.

The City Planner recommended that Application for Zoning By-law Amendment, File No. D14-21-05, be approved, in lieu of public comments that may yet to be received.

The chair asked the Agent If there was anything to add.

The Agent referenced a comment made by the City Engineer that mentioned concern over the current storm pipe that outflows into the lake adjacent to the north lot line of the subject property that travels through the Bannister Centre parking lot. With the infilling of the subject property this will close off this piping to outfall into the lake. The Agent acknowledged the concern and offered a recommendation to relocate the pipe which might dovetail well into a plan the developers have to provide public access over the subject property to the Lake of the Woods.

The Chair asked the public for comments in favour of the application, there were none.

The Chair asked the public for comments against the application, the following comments were received:

1. Patricia MacDonell- 321 Third Street South, Kenora, ON P9N 1H8  
Mrs. Macdonell expressed concern over the lack of public notice on File No. D4-0-21-05. From her point of view, big development was blocking the view of back street development. The Bannister Centre could be taken as precedent and that is a cautionary tale. She urged the Committee to act with integrity and respect the heritage of our Community.

2. John Saunders- 314 First Avenue South, Kenora, ON P9N 1W7  
Mr. Saunders believed the application and planning rationale as provided the Agent was riddled with errors including:

- Lot size
- Proposal includes the existing sidewalk
- No mention of parking for either the residential or the commercial components
- Section 25.0 and Section 26.0 are incomplete within the application form.
- Mr. Saunders acknowledged that the Fish Market was once a gas station which was depicted on the mural of the now demolished building facing the lake.

Mr. Saunders suggested the Committee address Harbourtown Centre's greatest asset- the water. It is access to the lake and views to and from the water that will provide incentive to develop and build in the centre. If the proposed development is



essentially replacing an existing structure, recently demolished, Mr. Saunders questioned the need to remove the hazard designation.

Mr. Saunders evaluated the application with the Provincial Policy Statement, 2020 and recommended that long term prosperity, human and environmental health and social wellbeing should take precedence over short term considerations.

Mr. Saunders suggested that the City of Kenora shall consider the Downtown and its wellbeing depends on what happens on the water.

3. John Bilton, 322 First Avenue South, Kenora, ON P9N 1W3

Mr. Bilton indicated he was speaking in a personal capacity, as the resident across from the former Blue Heron acquiring the property in 2007.

Mr. Bilton is opposed to the application and reference the Kenora Official Plan, 2015 which he described as an attempt to express the wisdom of the community and how they viewed the relationship of this town with the beautiful geography that surrounds it. He described the deep historical connection his home has with the former blue heron site. The consistency in terms of the neighbourhood design is the character of the homes. Mr. Bilton referenced the Bannister Centre as an example of what we shouldn't be doing and that 'we' lost our way.

Mr. Bilton also expressed concern for insufficient Notice and encouraged the City to do better than minimum standard for notice and questioned administrative fairness.

Mr. Bilton wished to point out the objective clear cut reasons why in his opinion the application ought to be denied. The Application and the planners report clearly misapprehend the letter and the spirit of the governing authorities, the City of Kenora Zoning Bylaw 101-2015, the Official Plan (2015) and Provincial Policy Statement, 2020.

Mr. Bilton expressed concern with by removing the HL- Hazard Land designation, if removed it was the opinion of the Mr. Bilton that the property owner will no longer be required to comply with the City of Kenora, Official Plan, 2015.

4. John Rasmussen, 326 Fourth Avenue South, Kenora, ON P9N 1Z2

Mr. Rasmussen question the idea of adverse environmental impacts of filling in the lake at the subject property, File No. D14-21-05. He mentioned previous discussion on File No. D14-21-03, whereby the Planning Advisory Committee recommended against the approval because conformity with neighbouring properties. Mr. Rasmussen pointed out that the Bannister Centre is zoned GC with the HL- Hazard Land designation, the park is zoned OS- Open Space with HL- Hazard Land designation. His recommendation is to refuse the removal of the HL- Designation because the other two properties adjacent have the HL- designation.

5. Linda Mitchell, 320 First Avenue South, Kenora, ON P9N 1T4

Linda Mitchell agreed with the comments made by her neighbours, she respects and supports development in the Community however recommended a vision is needed.

6. Celia Christensen, 303 Third Street South, Kenora, ON P9N 1H8  
Mrs. Christensen expressed concern for the application. She recognized the historic charm within Kenora and encouraged developers to come up with a plan that embraces the historic charm.

7. Tony Jones, P0 Box 142 , Kenora, ON P9N 3X1  
Mr. Jones did not see any reason that seems proper to remove the HL- Hazard Land designation other than at the convenience of the developer to do development which is undetermined at this point at the time and place of their choosing. HL had two purposes, a formal purpose to protect person and property and informal purpose to protect values wetland. Deeply against the application.

8. Walter Domareski, 34 Lakeside Crescent, Kenora, ON P9N 4H4  
Mr. Domareski believed the property should be developed as a park with a walkway along the waterfront.

The chair asked the Committee for questions.

There was a question about the HL- Hazard Land Zone designation and permitted uses. In the opinion of the City Planner, the HL- Hazard Land designation is one of the more poorly established zones in the Zoning By-law. Any property with the HL- designation is not permitted for development.

The Committee questioned the City Planner if a Record of Site Condition (RSC) was required. It was confirmed by both the Agent and the City Planner that an RSC shall be required prior to permitting.

The Committee acknowledged the Waterfront Development Guidelines from 2009, one of the main goals is to protect the waterfront within the Harbourtown Centre. The Agent confirmed he was aware of the report.

The Committee motioned to extend curfew of the Public meeting past 9:00 p.m.  
Carried.

The Committee questioned the plan of survey submitted, the boundaries on the recent survey are not in agreement with the original patent of the property, PIN 42165-0256. The north boundary was originally 103' but now 107.25'; east boundary as 90' now 93.5' and west was 90' now measuring 96.5'.

The chair asked the Committee for discussion.

Member John Barr had concern with the application, the subject property was previously used as a gas station, and Mr. Barr suggested there may be a dozen barrels sitting under the water. Mr. Barr supported the need for an RSC and fill material at the recommendation of DFO and MNRF shall be consulted. Mr. Barr expected it may be some time before development could occur on the property and wondered if during that time period, the Community would have the opportunity to

comment on a development proposal. The City Planner identified Site Plan Control as an opportunity to ensure the development complies with the provision of the Official Plan and Zoning By-law.

The Committee discussed the need for an Environmental Impact Statement. The Agent confirmed an ESA shall be required in advance of any infill.

There was detailed discussion pertaining to the potential benefits of the proposal including the ESR, site remediation possibilities and measures to place shoreline fill material in an environmentally safe manner, should the proposal be approved, against the negatives of potentially doing nothing.

The Committee discussed the timeline that may be required to obtain an ESA and an RSC. The window of opportunity for development with approval form DFO would be July and August, 2021. Mr. Weber suggested that if they could not meet the July/August timeline then development will be bumped to 2022.

Moved: John Barr

Seconded: Bev Richards

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-21-05, the subject lands are municipally known as 321 First Avenue South. The purpose of the Zoning By-law Amendment is to rezone the subject lands from "GC" General Commercial Zone with "HL" Hazard Land Zone to "GC" General Commercial Zone.

The effect of the Zoning By-law Amendment is to rezone lands to promote redevelopment of the subject lands and to allow for the property owner to make improvements to the property including placing of fill to extend the shoreline of the property in to the lake.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

Chair, Wayne Gauld re-entered the virtual meeting Wayne joined at 9:19 p.m.

#### **D14-21-04**

Tara Rickaby, TMER Consulting represented Mr. Torin Berganini, owner of the subject property at 613 Ottawa Street, Kenora, ON. The Agent provided overview of the application to amend the zoning from GC-General Commercial to R2-Residential, Second Density, and an associated application for minor variance for relief from the provisions for the front yard setback, exterior side yard (Tenth St) and parking stall dimensions. Mr. Berganini proposes to formalize/legalize the current use of the property as a semi-detached dwelling. A minor variance for

parking stall size, exterior side and front yard setbacks will also be required if this application is approved by Council.

Mr. Berganini proposes to improve the façade of existing structure in order to reflect the residential use. The property owner acknowledges that a change of use/building permit will also be required in order to bring the property into compliance with applicable law. A copy of the complete application and planning rationale is available through the City of Kenora Planning Department.

The City Planner, Kevan Sumner presented the staff report Application for an Amendment to the Zoning By-law File No. D14-21-04 to amend the current zoning of the subject property AT 613 Ottawa Street from "GC" General Commercial Zone to "R2" Residential Second Density and to allow an existing commercial building with non-conforming use as residential into compliance with the provisions of the by-law.

In an evaluation, the application for amendment to the zoning by-law is required to legally establish the non-complying use of the property. The proposed residential zoning will be exceptional for this portion of Ottawa Street, which is otherwise zoned "GC", but there are several higher-density "R3" properties and a couple of other "R2" properties within a block of the subject property.

The City Planner recommended Application for Zoning By-law Amendment, File No. D14-21-04 be approved, in lieu of public comments that may yet to be received.

The full copy of the staff report, File No. D14-21-04 is filed with the City of Kenora Planning Department.

The Chair asked for public comments pertaining to the application, there were none.

The Chair asked for questions from the Committee, there were none.

The Chair asked for discussion from the Committee, there was none.

Moved: John McDougall

Seconded: Ray Pearson

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-21-04, the subject lands are municipally known as 613 Ottawa Street. The purpose of the Zoning By-law Amendment is to rezone the subject lands

"GC" General Commercial Zone to "R2" Residential – Second Density Zone.

The effect of the Zoning By-law Amendment is to rezone lands to promote residential development and to bring an existing commercial building with a non-conforming residential dwelling use into compliance with the zoning by-law. A

concurrent application for Minor Variance will be resolved separately from the zoning amendment.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

vii. Old Business

- OACA Training
  - Confirmed Bev Richards, Ray Pearson and Wayne Gauld will be attending.
- OP and ZBL Review
- Request the HL Policy IN THE Official Plan be consistent with the Zoning By-law.
- Discussion on Notice requirements and providing notice to the public.
- Discussed re-scheduling PAC meetings to the fourth Tuesday or each month.
- Recommendation to make Signs larger- the Planning Act required a sign be posted on the subject property in application.

viii. Adjourn

Moved By: John Barr

That the May 21, 2021 Planning Advisory Committee meeting be adjourned at 9:56 p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday May 21, 2020 are approved the 15<sup>th</sup> day of June, 2021.

---

Chair, Wayne Gauld

---

Secretary-Treasurer, Melissa Shaw