



Agenda
City of Kenora Virtual Planning Advisory Committee
Meeting held by way of Zoom Meeting
Tuesday, May 16, 2023
6:00 PM (CT)

DELEGATION:

- i. Call meeting to order
- ii. Additions to the Agenda
- iii. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present
- iv. Correspondence relating to applications before the Committee
- v. Other Correspondence
- vi. Adjournment Requests (None)
- vii. Consideration of Applications for Minor Variance (None)
 - i. D13-23-05, 1000281553 Ontario Inc.
 - ii. D13-23-03, McGarry (Concurrent with D10-23-03)
- viii. Consideration of Applications for Land Division
 - i. D10-23-03, McGarry (Concurrent with D13-23-03)
 - ii. D10-23-01, Meija
- ix. Recommendations to Council for Zoning By-law Amendment (None)
 - i. D14-23-04 De Jaeger (Temporary Use)
- x. Old Business
- xi. New Business
- xii. Adjournment

Topic: May 16, 2023 Special Meeting of PAC
Time: May 16, 2023 6:00 PM Central Time

Join Zoom Meeting:

<https://us06web.zoom.us/j/85204540521?pwd=eTFvOHN2LzJpN3hzaDZ4cm1VOTthIQT09>

Meeting ID: 852 0454 0521

Passcode: 958145

Connect by Telephone:

Toll Free: 1-855-703-8985

Find your local number: <https://us06web.zoom.us/j/85204540521>



The Corporation of the City of Kenora
Planning Advisory Committee
Notice of Complete Application and
Public Hearing for Consent under S 53
Of the Planning Act, Application No.
D10-23-01

**Notice to All Owners of Property within a 60 metre radius of
213 Wyder Drive, Kenora, ON
SECTION 53 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the City of Kenora has received an application for consent, for property located at 213 Wyder Drive, Kenora, ON, and as identified in light blue on the Key Maps below.

The Kenora Planning Advisory Committee (PAC) who hears applications and considers recommendations to Council, will hold a virtual public meeting in accordance with the City of Kenora Procedural By-law 43-2020 to consider the proposal at the following time and location:

PAC Virtual Meeting	When: Tuesday, May 16 th , 2023 at 6:00 p.m. (CST) Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at www.kenora.ca
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**Aerial of Subject Property, Kenora GIS 2019
Key Map 1**



**Aerial of Subject Property, Kenora GIS 2019
Zoomed Key Map 2**



The Purpose: Lot addition.

The Effect of Approval: To allow for the transfer of 0.07 ha of land from 213 Wyder Drive to 160 Wyder Road.

Concurrent Application: None.

VIRTUAL PUBLIC MEETING: All Committee meetings are being held virtually. There are several ways in which the general public can provide input on the proposed application for minor variance, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments may submit such comments in writing, by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D10-23-01**. Comments must be submitted by 4:30 p.m. on Friday, May 12th, 2023.
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Virtual Public Meeting, you are asked to register in advance by Friday, May 12th, 2023, by email to planning@kenora.ca and quote File Number: **D10-23-01**. After registering, you will receive a confirmation email containing information about joining the webinar by following the link provided through email. Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose. To register by phone please call: 807-467-2152.

WHO HAS APPEAL RIGHTS

Recent changes made by the Province of Ontario *Bill 23 - More Homes Built Faster Act*, have changed who has the right to appeal decisions made by the Planning Advisory Committee. Other than the applicant, only the Minister of Municipal Affairs, a 'specified person', or a 'public body' as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal. If a 'specified person' or 'public body' does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is approved or refused;

- i. that 'specified person' or 'public body' is not entitled to appeal the decision of the City of Kenora Planning Advisory Committee to the Ontario Land Tribunal.
- ii. that 'specified person' or 'public body' may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Secretary-Treasurer of the Planning Advisory Committee via email to planning@kenora.ca; or using the contact information is provided below. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing.

ADDITIONAL INFORMATION relating to the proposed consent is available electronically through the Planning Department, for further information please email: amarginet@kenora.ca and quote File Number **D10-23-01**.

Dated at the City of Kenora this 21st day of April, 2023.

Alberic Marginet, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9, Phone: 807-467-2152, email: amarginet@kenora.ca



**The Corporation of the City of Kenora
Planning Advisory Committee
Notice of Complete Application and
Public Hearing for Consent under S 53
Of the Planning Act, Application No.
D10-23-03**

**Notice to All Owners of Property within a 60 metre radius of
A Property located at 564 and 580 Coney Island, Kenora, ON
SECTION 53 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the City of Kenora has received an application for consent, for property located at 564 and 580 Coney Island, Kenora, ON, and as identified in the Key Map below.

The Kenora Planning Advisory Committee (PAC) who hears applications and considers recommendations to Council, will hold a virtual public meeting in accordance with the City of Kenora Procedural By-law 43-2020 to consider the proposal at the following time and location:

PAC Virtual Meeting	<p>When: Tuesday, May 16th, 2023 at 6:00 p.m. (CST) Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at www.kenora.ca</p>
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**Proposed Site Plan of Subject Property, Rugged Geomatics 2023
Key Map**



The Purpose: Lot line adjustment.

The Effect of Approval: To adjust the lot line and transfer 0.15 ha of land from 580 Coney Island (identified on the right) to 564 Coney Island (identified on the left).

Concurrent Application: To be heard concurrently with Application for Minor Variance D13-23-03.

VIRTUAL PUBLIC MEETING: All Committee meetings are being held virtually. There are several ways in which the general public can provide input on the proposed application for minor variance, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments may submit such comments in writing, by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D10-23-03**. Comments must be submitted by 4:30 p.m. on Friday, May 12th, 2023.
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Virtual Public Meeting, you are asked to register in advance by Friday, May 12th, 2023, by email to planning@kenora.ca and quote File Number: **D10-23-03**. After registering, you will receive a confirmation email containing information about joining the webinar by following the link provided through email. Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose. To register by phone please call: 807-467-2152.

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- i. that 'specified person' or 'public body' is not entitled to appeal the decision of the City of Kenora Planning Advisory Committee to the Ontario Land Tribunal.
- ii. that 'specified person' or 'public body' may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Secretary-Treasurer of the Planning Advisory Committee via email to planning@kenora.ca. If you wish to be notified of the decision of the Planning Advisory Committee in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Planning Advisory Committee; contact information is provided below. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing.

ADDITIONAL INFORMATION relating to the proposed consent is available electronically through the Planning Department, for further information please email: amarginet@kenora.ca and quote File Number **D10-23-03**.

Dated at the City of Kenora this 21st day of April, 2023.

Alberic Marginet, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9, Phone: 807-467-2152, email: amarginet@kenora.ca



The Corporation of the City of Kenora
Planning Advisory Committee
Notice of Complete Application and
Public Hearing for Variance to Zoning
By-law No. 101-2015
Application No. D13-23-03

**Notice to All Owners of Property within a 60 metre radius of
A Property located at 564 and 580 Coney Island, Kenora, ON
SECTION 45 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the City of Kenora has received an application for variance to Zoning By-law 101-2015 for a property at 564 and 580 Coney Island, Kenora, ON, identified in light blue on the Key Map below.

The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, will hold a virtual public meeting to consider the proposal at the following time and location:

PAC Virtual Meeting	When: Tuesday, May 16 th , 2023 at 6:00 p.m. (CST) Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at Kenora.ca .
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**Aerial of Subject Property, Kenora GIS 2019
Key Map 1**



Purpose of Application: To seek relief from section 4.5.3 (b) of the City of Kenora Zoning By-law 101-2015 which requires a minimum lot area of 1.0 ha in the Rural Residential Zone; and 4.5.3 (d) which requires a minimum side yard setback of 4.5 meters in the Rural Residential Zone.

Effect of Approval: To reduce the minimum area of Lot 1 from 1.0 ha to .6425 ha, and reduce the minimum area of Lot 2 from 1.0 ha to 0.4362 ha; and to reduce the side yard setback of Lot 1 from 4.5m to 2.15 metres. This Minor Variance precedes and will enable an expected consent application to realign property line between Lot 1 and Lot 2.

Concurrent Application: To be heard concurrently with Application for Minor Variance D10-23-03.

VIRTUAL PUBLIC MEETING: All Committee meetings are being held virtually. There are several ways in which the general public can provide input on the proposed application for minor variance, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments may submit such comments in writing, by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D13-23-03**. Comments must be submitted by 4:30 p.m. on Friday, May 12th, 2023.
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Virtual Public Meeting, you are asked to register in advance by Friday, May 12th, 2023 via email, to planning@kenora.ca and quote File Number: **D13-23-03**. After registering, you will receive a confirmation email containing information about joining the webinar by following the link provided through email. Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose. To register by phone please call: 807-467-2152.

WHO HAS APPEAL RIGHTS

Recent changes made by the Province of Ontario *Bill 23 - More Homes Built Faster Act*, have changed who has the right to appeal decisions made by the Planning Advisory Committee. Other than the applicant, only a 'specified person' or a 'public body' as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal. If a 'specified person' or 'public body' does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is approved or refused;

- i. that 'specified person' or 'public body' is not entitled to appeal the decision of the City of Kenora Planning Advisory Committee to the Ontario Land Tribunal.
- ii. that 'specified person' or 'public body' may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Secretary-Treasurer of the Planning Advisory Committee via email to planning@kenora.ca; or using the contact information provided below. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing.

ADDITIONAL INFORMATION relating to the proposed minor variance is available electronically through the Planning Department, for further information please contact the Secretary-Treasurer and quote File Number **D13-23-03**.

Dated at the City of Kenora this 24rd day of April 21, 2023.

Alberic Marginet, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9, Phone: 807-467-2152, email: amarginet@kenora.ca



The Corporation of the City of Kenora
Planning Advisory Committee
Notice of Complete Application and
Public Hearing for Variance to Zoning
By-law No. 101-2015
Application No. D13-23-05

**Notice to All Owners of Property within a 60 metre radius of
An Unaddressed Property on Peterson Drive, Kenora, ON
SECTION 45 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the City of Kenora has received an application for variance to Zoning By-law 101-2015 for an unaddressed property in Kenora, ON, identified in light blue on the Key Map below.

The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, will hold a virtual public meeting to consider the proposal at the following time and location:

PAC Virtual Meeting

When: Tuesday, May 16th, 2023 at 6:00 p.m. (CST)

Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at Kenora.ca.

**Aerial of Subject Property, Kenora GIS 2019
Key Map 1**



Purpose of Application: To seek relief from section 4.5.3 (k) of the City of Kenora Zoning By-law 101-2015 which requires a 20.0 metre shoreline setback.

Effect of Approval: To decrease the permitted shoreline setback from 20.0 metres to 5.0 metres.

VIRTUAL PUBLIC MEETING: All Committee meetings are being held virtually. There are several ways in which the general public can provide input on the proposed application for minor variance, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments may submit such comments in writing, by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D13-23-05**. Comments must be submitted by 4:30 p.m. on Friday, May 12th, 2023.

- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Virtual Public Meeting, you are asked to register in advance by Friday, May 12th, 2023 via email, to planning@kenora.ca and quote File Number: **D13-23-05**. After registering, you will receive a confirmation email containing information about joining the webinar by following the link provided through email. Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose. To register by phone please call: 807-467-2152.

WHO HAS APPEAL RIGHTS

Recent changes made by the Province of Ontario *Bill 23 - More Homes Built Faster Act*, have changed who has the right to appeal decisions made by the Planning Advisory Committee. Other than the applicant, only a 'specified person' or a 'public body' as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal. If a 'specified person' or 'public body' does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is approved or refused;

- i. that 'specified person' or 'public body' is not entitled to appeal the decision of the City of Kenora Planning Advisory Committee to the Ontario Land Tribunal.
- ii. that 'specified person' or 'public body' may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Secretary-Treasurer of the Planning Advisory Committee via email to planning@kenora.ca; or using the contact information provided below. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing.

ADDITIONAL INFORMATION relating to the proposed minor variance is available electronically through the Planning Department, for further information please contact the Secretary-Treasurer and quote File Number **D13-23-05**.

Dated at the City of Kenora this 21st day of April, 2023.

Alberic Marginet, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9,
Phone: 807-467-2152, email: amarginet@kenora.ca



The Corporation of the City Of Kenora
Notice of Complete Application and Public Meeting for a
Temporary Use By-law, File Number D14-23-04
Planning Act, R.S.O 1990, c.P13, s. 34 & s. 39

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Sections 34 and 39 of the *Planning Act*, to consider a Temporary Use By-law as it pertains to Zoning By-law No. 101-2015, at the following time and location:

**Statutory
Public Meeting**

When: Wednesday, June 14th, 2023 at 12:00 p.m.
Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

Access to speak at the meeting can be made by registering with the City Planner at planning@kenora.ca

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Wednesday, June 21st, 2021 at 5:00 p.m.

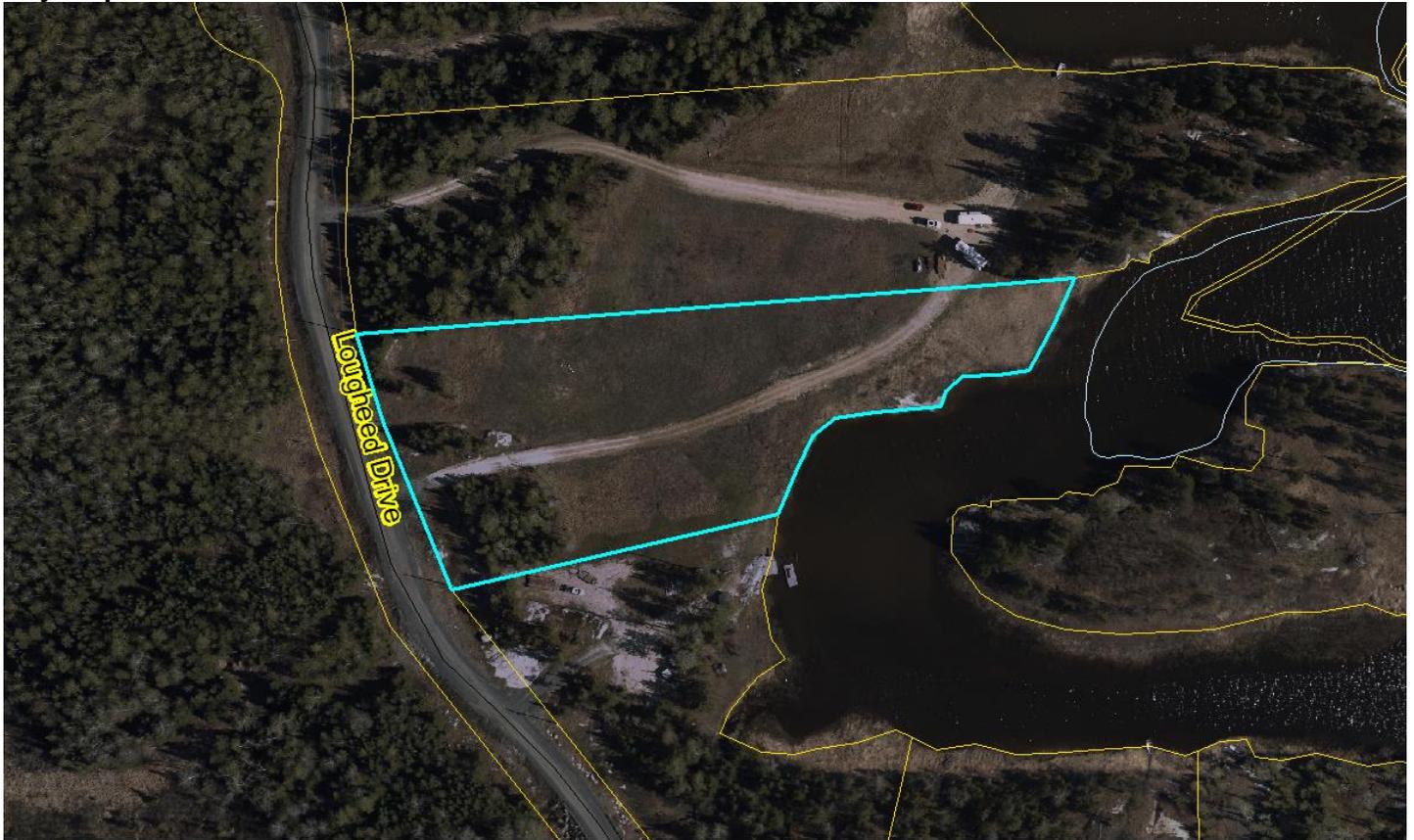
You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

PAC Open House

When: Tuesday, May 16th, 2023 at 6:00 p.m. (CST)

Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at Kenora.ca.

**Aerial View of Subject Property, Kenora GIS 2019
Key Map**



Be Advised that the Corporation of the City of Kenora considered the Temporary Use By-law application to be complete on April 20, 2023.

Location of Property: Lot 6 Lougheed Drive, Kenora, ON, as identified in in blue in the key map above.

Purpose: To seek temporary relief from section 4.5.2 of the City of Kenora Zoning By-law 101-2015 which prohibits the occupation of a recreational vehicle in the Rural Residential Zone.

Effect of Approval: To apply the Temporary (- T) use to the Rural Residential Zone and allow for occupation of a Recreation Vehicle for a period not exceeding two (2) years.

Virtual Statutory Public Meeting: Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Friday, June 9th, 2023, by email, to planning@kenora.ca, or by regular mail to the address listed below, quoting File Numbers: **D14-23-04**.

Mr. Alberic Marginet, Associate Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2

- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Friday, May 12th, 2023 and quote File Numbers: **D14-23-04**. To register by phone please call: 807-467-2152.
- c. **Register to Speak at the Statutory Public Meeting:** If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Friday, June 9th, 2023 and quote File Number: **D14-23-02**. To register by phone please call: 807-467-2152.

Failure To Make Oral Or Written Submission: If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law amendment is passed:

- a) the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Ontario Land Tribunal.
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Zoning By-Law Amendment may be made by any person or public body not later than 20 days after notice of the decision is given.

Notice of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

Additional Information is available during regular office hours at the Operations Centre. Please contact Alberic Marginet, Associate Planner, if you require more information: Tel: 807-467-2152 or Email: planning@kenora.ca. *Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.*

Dated at the City of Kenora this 21st of April, 2023