



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

**Minutes
City of Kenora Virtual Planning Advisory Committee
Hybrid meeting
Tuesday, December 19, 2023
6:00pm (CST)**

Present:

**Jay Whetter
Robert Bulman
Renee Robert
Christopher Price
Janis Pochailo
Kevan Sumner
Alberic Marginet
Alex Stornel**

**Vice Chair
Member
Member
Member
Director of Planning and Building
City Planner (via Zoom)
Secretary-Treasurer
Minute Taker**

i. Call meeting to order.

The meeting was called to Order by the Vice-chair, Jay Whetter, at 6:03 p.m. Central Time, and a Land Acknowledgement was provided recognizing the traditional territories of Treaty Three First Nations and Metis people. The Chair identified the meeting being recorded and that all participants agree to be recorded by choosing to attend. The Chair described the expected protocols and processes to be followed during the meeting.

ii. Additions to the Agenda

1. Open houses – Reasons and upcoming to be added after Minor Variances are heard.

iii. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present. - None

iv. Adoption of the minutes from previous meetings

1. October 17, 2023

Moved by: Robert Bulman **Seconded by:** Renee Roberts
Approve: 3, **Opposed:** 0, **Abstained:** 1 (Christopher Price)

Carried

2. November 16, 2023

Moved by: Renee Roberts

Seconded by: Robert Bulman

Approve:3

Opposed: 1

Abstained:

Carried

v. Correspondence before the Committee - None

vi. Adjournment Requests – D13-23-19-Ross

Moved by: Renee Roberts

Seconded by: Robert Bulman

Approved: 4

Opposed:0

Abstained:0

Carried

vii. Consideration of Applications for Minor Variance

i) D13-23-20 – Hidden Trails

Karen Malak was present to represent the application.

The City Planner, Kevan Sumner, presented the Planning Report.

Public Favour of the application: None

Public Opposition of the application: None

Letters in Favour: None

Letters in Opposition: None

Questions or comments from the committee: None

Purpose of Application: To seek relief from Section 4.5.3(l) of the City of Kenora Zoning By-law 101-2015, which requires a minimum lot frontage of 61 metres along a waterfront in the Rural Residential Zone.

The Effect of Approval: To reduce the required shoreline frontage by 6.8m on the proposed western lot and permit a shoreline frontage of 55.2m, and to reduce the shoreline frontage by 1.8m on the proposed eastern lot and permit a shoreline frontage of 59.2m.

Decision: That the application, D13-23-20 to seek relief from the City of Kenora Zoning By-law 101-2015, Section 4.5.3(l) to allow for lots to be created with minimum frontages of 55.2m and 60.2m which meets the Four (4) Tests, be approved.

Moved By: Member Christopher Price **Seconded By:** Member Robert Bulman

In favour: 4

Opposed: 0

Abstained: 0

Carried

The Secretary-Treasurer indicated that the applicant received approval from the Committee, and identified the appeal period and stipulations that must be followed prior to the application being able to receive a building permit.

viii. *Open Houses* – Director of Building and Planning presents to the Committee what the difference between an open house and a committee meeting is and what the statutory requirements are. The next Open house will be January 8, 2024 and Committee Members are welcome to attend.

ix. *Consideration of Applications for Land Division* – None

x. *Recommendations to Council for Zoning By-law Amendment*

i) D14-23-11 – White

No person was present to represent the application.

The City Planner, Kevan Sumner, presented the Planning Report.

Public Favour of the application: None

Public Opposition of the application: None

Letters in Favour: None

Letters in Opposition: 2 Letters received and read into the record.

Questions or comments from the Committee. All Committee members had questions and comments.

The purpose of the Zoning By-law Amendment: is to change the zoning of the subject property from "R1" – Residential First Density Zone, and "RU" – Rural Zone to "R3" - Residential Third Density Zone.

The effect of the Zoning By-law Amendment is to permit the development of multi-unit residential dwellings on the subject properties.

RECOMMENDATION OF THE PLANNING ADVISORY COMMITTEE:

The **PLANNING ADVISORY COMMITTEE** recommends that the Council of The Corporation of the City of Kenora approve the application for Zoning By-law Amendment, File No. D14-23-11, for subject properties located at an unaddressed location identified in Schedule A, with a site-specific exception to Section 3.13.1 of Zoning By-law 101-2015 that permits four separate four-unit dwellings on a single lot.

Moved By: Member Renee Roberts **Seconded By:** Member Robert Bulman
In favour: 4 Opposed: 0 Abstained: 0

Carried

The Secretary-Treasurer informed the applicant that the PAC Committee has recommended approval *to Council for Zoning By-law and Official Plan Amendment, and this will be discussed at Council on January 16th, 2024.*

ii) D14-23-10 – City of Kenora

City Planner, Kevan Sumner was present to represent the application.

The City Planner, Kevan Sumner, presented the application and the Planning Report

Public Favour of the application: None.

Public Opposition of the application: None.

Letters in Favour: None.

Letters in Opposition: 2 Letters received and read into the record.

Members of the Committee - questions or comments from all members present. Member Robert Bulman brought forward concerns were that section 4.7 point C would need more consultation before a decision can be made on restrict clinics and offices from being located in the first storey of a building.

The City of Kenora will be taking all comments and concerns in account along with the Public Meeting to be held pertaining to the Zoning By-law Amendment. This matter will be brought back to the Committee for the February 2024 regular meeting.

xi. Old Business

- i) None

xii. New Business

- i) New Date of PAC meetings in 2024.
 - a. Starting with the January 17,2024 meeting the PAC Committee will be meeting on the third Wednesday of the month so there is no conflict with meetings of the City Council.

Moved By: Member Renee Roberts **Seconded by:** Christopher Price
In Favour: 4 Opposed: 0 Abstained: 0

Carried


ix. Adjournment

The Chair asked for a motion for adjournment.

Moved by: Member Robert Bulman

That the December 19th, 2023 **Planning Advisory Committee** meeting be adjourned at 8:00 p.m.

Minutes of the Kenora **Planning Advisory Committee** meeting of December 19th, 2023 are approved this 21st day of February, 2024.



Tara Rickaby, Chair



Madine Gustavson, Acting Secretary-Treasurer

