



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
Wednesday, August 21, 2024
6:00pm (CST)**

Video Recording:

Present:

Tara Rickaby	Chair
Robert Bulman	Vice Chair
Renee Robert	Member
Linda Mitchell	Member
Christopher Price	Member
Janis Pochailo	Director of Planning and Building
Ryan Haines	Planner
Tara Vader	A/Secretary-Treasurer
Nadine Gustavson	Minute Taker

Regrets:

Andrea Campbell	Member
Keric Funk	Member
Melissa Shaw	Secretary-Treasurer

i. Call meeting to order.

The meeting was called to Order by the Chair, Tara Rickaby, at 6:00 PM 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

Motion to hear agenda number "x" (D14-24-05) before agenda number "viii" (D13-24-06)

Moved by: Renee Robert **Seconded By:** Linda Mitchell
In Favour: 5 **Opposed:** 0 **Abstained:** 0
Carried

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

iv. Approval of the minutes from previous meetings

i) Regular Meeting July 17, 2024

Motion: Renee Robert **Second:** Linda Mitchell
In Favour: 5 **Opposed:** 0 **Abstained:** 0

v. Correspondence before the Committee: Letter received from a member of the public opposing File Number D13-24-06. Read by Tara Vader.

vi. Adjournment Requests – None

vii. Recommendations to Council for Zoning By-Law Amendment:

i) D14-24-05 – Hardware Company

Steven Strachan was present via zoom to represent the application.

Planner, Ryan Haines, presented the Planning Report.

Purpose of Application: to change subject property from “R2” Residential -Second Density Zone to “LC” Local Commercial Zone with the addition of Recreational Rental Establishment as a permitted use.

The Effect of Approval: Planner report recommended approval, with an Easement and Environmental Impact Statement as conditions.

Letters in Favour: None

Letters in Opposition: None

Questions or comments from the committee. None

Moved By: Renee Robert **Seconded By:** Robert Bulman

In favour: 5 **Opposed:** 0 **Abstained:** 0

The Secretary-Treasurer informed the applicant that the PAC Committee has recommended approval to Council for Zoning By-law D14-24-05 – Hardware Company and this will be considered by Council on September 17, 2024.

viii. Consideration of Applications for Land Division - None

ix. Consideration of Applications for Minor Variance:

i) D13-24-06 - 4539915 Canada Inc. (Edgecorp)

Keith Murkel and Susan Russell were present to represent the application.

Planner, Ryan Haines, presented the Planning Report.

Purpose of Application: Relief from various sections of the City of Kenora Zoning By-law (101-2015) to facilitate the development of a five-story building at 34 Minnesota Street. The project aims to bring a mix of residential and day nursery services to the subject property. (Please see attached planning report).

The Effect of Approval: Would provide parking options, both on and off-site; as well as for the construction of a dock that exceeds the projection and area maximums in the Zoning By-law. The project will provide much-needed residential and childcare services, contributing to the community's needs.

Letters in Favour: 3

Letters in Opposition: 72

Speakers in Opposition:

- 1) Joyce Chevrier – voiced concern over excessive number of variances required and impact on local residents.
- 2) Shannon Campbell – presented a slide show. Voiced concern over garbage bins being on property line, construction would cause damage to their condominiums and increase of traffic would cause safety issues.
- 3) Jeff Port of JCP Planning Corp. presented planning report.
- 4) Neil Bergman – stated that by using Established Area Policy, he calculated the maximum number of units allowed without variances would only be 11 units; application is three (3) times that number. He further stated that he had verified with the Planning Department that this calculation was correct.
- 5) Raymond Pearson – voiced concern parking units proposed are over their property line, development should include sidewalks, traffic safety issues and does not meet 4 tests.
- 6) Brian Campbell & Stephanie Dziengo – main concern is safety, request for variances does not comply with the zoning by-law and no room for the docking slots.
- 7) Travis Sokolyk – stated that parking lot needs to be redesigned – is gravel – needs to be paved – needs larger spaces for vehicles pulling trailers and that the parking lot for Norman Park is not properly maintained by the City of Kenora.

At 8:11 pm Madame Chair, Tara Rickaby called for a 5-minute break.

At 8:16 meeting resumed.

- 8) Lorraine Simpkin – stated concerns for the children of the day care being only 15 feet from the water and that between added traffic and water it is very unsafe situation.
- 9) Arlaine Kozak – asked why are developers giving different information tonight from the information previously given; asked when were these changes made and by whom?
- 10) Daina Kelly –voiced concern about not enough parking, the intersection being too dangerous, asked how will day care staff walk children down the road and asked where should school buses park that bring children to Norman Park? All situations are safety concerns.
- 11) Bernadine Kelly – commented that there is currently a tow-away zone in front of property.

The public portion of this meeting was then closed.

Questions by Committee:

Robert Bulman: Jeff Port made mention this development does not fall under the [HC] zone, yet in the planning report it does. Please clarify.

Ryan Haines: responded that in the zoning by-law, dwelling units are defined irrespective of tenure or ownership and that the day cares fall under business or office uses.

Linda Mitchell: is that under the [HC] or [HC4]?

Ryan Haines: that is site specific zoning for this property.

Renee Robert: is a traffic study being conducted and is there a timeline on that?

Ryan Haines: City of Kenora recognized traffic issues prior to this application and have contracted Stantec to do the study and the study is underway presently.

Christopher Price and Tara Rickaby : Expand on the density calculation done by Neil Bergman and the zoning of HC.

Ryan Haines and Janis Pochailo stated that a mapping error had been made in regard to the Official Plan.

Tara Rickaby: Was the docking shown in the planning report to scale?

Ryan Haines: Yes, it was overlaid by the Engineering Department.

Tara Rickaby: Official Plan states to protect your right of way a sidewalk should at least be on one side of the street. With parking area and the road would there be room for one?

Janis Pochailo: Sidewalk had not been discussed but could definitely approach the subject.

Robert Bulman: Asked developer how he came to conclusion that parking could be somewhat alleviated by supplying shuttle services for many occupants to the Kenora District Hospital?

Keith Merkel: Have been in contact with the Kenora District Hospital Board who have stated there is a real need for housing in order to attract much needed professional personnel to work at the hospital and that they would be interested in renting possibly 24 units.

Tara Rickaby: What are your plans for the development if the Hospital plans does not come through immediately?

Keith Merkel: Would make the development a 55+ building as there is also needs required for that age bracket.

***Please refer to PAC Meeting Video for full details of all questions and responses.**

<https://www.youtube.com/watch?v=7YIEcl0RLqs&list=PLNM-dy9KgF-Q7PoW3Tj07CJjk0xu83Jim&index=1>

The Chair explained to all present that in accordance with the Terms of Reference, the Committee must vote to continue meeting past the curfew of 0 pm., and that the vote must be unanimous.

Moved By: Linda Mitchell **Seconded By:** Robert Bulman

In favour: 4 Opposed: 1 Abstained: 0

FAILED

Decision tabled until either a special meeting or the regular PAC meeting on September 21, 2024.

Chair reminded Committee Members that they were not allowed to discuss this matter amongst themselves and anyone from the public.

ix. Adjournment

Motion for adjournment.

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

Meeting Adjourned at 8:58 pm