



NORTH AMERICA'S
Premier
BOATING DESTINATION

City of Kenora
Planning Advisory Committee
60 Fourteenth St. N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2059

**Minutes
City of Kenora Planning Advisory Committee
Regular Meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor- Training Room
February 18, 2016
7:00 p.m.**

Present:

Wayne Gauld	Chair
Ray Pearson	Member
Vince Cianci	Member
Robert Kitowski	Member
Christopher Price	Member
David Blake	Member
Tara Rickaby	Secretary-Treasurer
Melissa Shaw	Deputy Secretary- Treasurer

Regrets:

Graham Chaze	Member
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Delegation: None

(i) Call meeting to order

Wayne Gauld called the February 16, 2016 meeting of the Kenora Planning Advisory Committee to order at 7:00 p.m. and reviewed the meeting protocol for those in attendance.

(ii) Additions to the Agenda:

- The Secretary- Treasurer requested that the introduction of the new City of Kenora Planner be added under new business.

(iii) Declaration of Interest

The Chair called for declarations of conflict of interest – at this meeting or a meeting at which a member was not present: there were none.

(iv) Adoption of Minutes of previous meeting:

Adoption of minutes of previous meeting: January 19, 2016

Business arising from minutes: None

Discussion / Correction(s): None

Moved by: Robert Kitowski

Seconded by: Chris Price

That the minutes of the January 19, 2016 meeting of the Kenora Planning Advisory Committee be approved as distributed.

Carried

(v) Correspondence relating to applications before the Committee

- The Secretary-Treasurer read correspondence received from the Ministry of Municipal Affairs and Housing regarding an application for Official Plan Amendment, OPA 01/15 referencing application for consent B01/16- 5901058 Manitoba Ltd.,

(vi) Other correspondence: None

(vii) Consideration of Applications for Minor Variance: None**(viii) Considerations for Applications for Consent**

- **B01/16- 5901058 Manitoba Ltd.**

Present at the Meeting:

Randy Seller, Agent
Alex Clark, Agent

Mr. Alex Clark presented the planning rationale as prepared in partnership with LakeLand Consulting. Mr. Clark spoke to the physical description of the site, the suitability of the site for the conceptual development, compatibility with surrounding uses, and application conformity with the Provincial Policy statement and the City of Kenora Official Plan.

Deputy Secretary Treasurer read the staff planning report, recommending that the application for consent not be clouded by the development which was at this stage, merely conceptual. The effect of approval would be to create two new lots for the purpose of 1) future Commercial Development Area, known as Part 1, and 2) and future Residential Development Area, known as Part 2.

The application has regard for the Provincial policy Statement, and the City of Kenora Official Plan.

The Deputy Secretary Treasurer reminded the committee that Veterans Drive is considered an Arterial Road within the City of Kenora, as such; the direct access to arterial roads is typically restricted, and however, lot creation is only to be approved when permanent frontage, with reasonable access to an existing public road is provided. As per section 3.8- Development on Private Roads; and section 8.11.5. - consent Applications of properties adjacent a private road may be approved by means of a private road agreement which shall form a condition of approval.

Likewise, any future development will be subject to zoning bylaw amendments and Site Plan Control, and the City shall protect the carrying capacity of arterial roads and control of land use and access locations near major intersections, encouraging shared driveway access, and internal access between adjacent commercial and/or residential development.

The Deputy Secretary Treasurer noted that if site restoration is required, this shall normally be done prior to the adoption of the amendment or approval of the rezoning in accordance with a site remediation plan prepared to be consistent with Ministry of Environment and Climate Change guidelines. Once the end use is determined, the application to amend the zoning by-law will require a record of site condition as part of the report.

The Deputy Secretary Treasurer reviewed comments received as a result of internal circulation; Kenora Hydro requires registered easements for any extensions for servicing on the property in favour of KH, at the owner or developer's expense, which will form a condition of approval. Secondly, if capacity required is beyond the existing circuit and station ability, upgrades or system enhancements would be required at the developers cost.

The Engineering Department expressed concern with egress/ingress off of Veterans Drive; a Private Road agreement would be supported, and required as a condition of approval, only as a mechanism to comply with the Official Plan, however, not as the foundation for a future agreement for any transfer of the proposed private road to the municipality.

The Planning recommendation is that the Kenora Planning Advisory Committee approves Application for consent B01/16- 5901058 Manitoba Ltd., with conditions, and a requirement prior to an application for zoning bylaw amendment, or the issuance of a building permit, a record of site must be provided to the City of Kenora.

The Chairman asked the Agent if there was anything further to add regarding the application. Mr. Seller informed the Committee that his client approved the proposed conditions, and reminded the committee that the development of the subject lands is a multi-phased process. The Amendment to the Official Plan is in pending, the application for consent will allow the lands to be transferred to the interested purchaser(s), followed by a future amendment to the zoning by-law to authorized future development, noting that approval form MOECC on a record of site will be provided at such time when the planned developments are identified. Mr. Seller informed the committee that this is the first step

in a long term plan to rehabilitate the former clarifier site into an economically viable opportunity for the City of Kenora.

The Chair asked whether there was anyone present who wished to speak either for or against the application. There was no response.

The Chair asked the Committee members whether they had questions regarding the application.

Robert Kitowski asked for confirmation that the Agent was aware of the notes which followed the conditions as outlined in the recommendations.

Mr. Seller agreed he was aware of the notes.

Wayne Gauld asked Mr. Clark to clarify and further comment on his notes with respect to the "impact" the conceptual development had on the surrounding land uses.

Mr. Clark discuss land division and the impact on the present environment compared to the future environment which will be created, explaining in detail the potential impact on lands for storm water, traffic, noise, height and massing, line of sight on neighbouring parcels. In his analysis he used a buffer of 500 m in consideration of adjacent land uses, to conclude that the development would be complementary to the existing uses.

Wayne Gauld then asked Mr. Clark if consideration was given to the natural heritage values in the bay.

Mr. Clark confirmed that the area is manmade, as such significant or critical habitat values have not been identified, however, an EIS will be completed once the end use is determined.

Wayne Gauld then asked if consultation has been made with The Dalles First Nation.

Mr. Clark said he has made multiple attempts with no response to date.

The Secretary- Treasurer informed the Agent that receipt of the record of consultations will be a condition of approval.

Ray Pearson pointed out the potential development for a marina and asked if there is foreseen concern with traffic on the water and the unmarked channel which is known to many as challenging water to navigate.

Mr. Clark confirmed the Coastguards' concern is mainly the length and density of docking and proposed location of the conceptual marina. He will follow up with the client about the concerns, and will address this issue with Oceans and Fisheries.

Mr. Seller recognized the condition that the developer transfer property or the creation of easements with respect to the lands which are currently used by the City of Kenora to house sewer and water infrastructure. Mr. Seller requested an amendment to this condition be an undertaking to provide that condition in the future, as to not interfere with timeline issues pertaining to the transfer of the lands. Mr. Seller suggested if Kenora Hydro or the City of Kenova recognizes easements which are not identified on the plans, an undertaking form the purchaser to provide the easements.

The Secretary- Treasurer recommended leaving the condition as it is; this Committee has the power up until the date of stamping a transfer, to change a condition. If both Kenora Hydro and the City of Kenora are comfortable with undertakings, we can get that in writing from them, we can change the conditions. Otherwise it will remain as it stands.

Additionally, the Secretary Treasurer also identified the portion of the road allowance which was transferred to the mill with the development of the clarifier, will be transferred back to the City of Kenora for municipal purposes.

The Chair asked the Committee members whether they had any further discussion regarding the application or anything further to say regarding the application, prior to making a decision. There were no other comments.

The Chair asked the committee if they were all in agreement with the conditions as outlined in conjunction with this application. The Committee concurred.

the zoning by-law, which will require a record of site for a zoning bylaw amendment additionally the Ontario Building Code, guarantees that a building permit will not be issued without a record of site. The applicant has asked Council for a special date to approve OPA 01/16.

- **OPA 02/16**

The Secretary Treasurer informed the committee that there has been a second application for Official Plan amendment, by a numbered company, represented by Randy Nickle. The application seeks to reduce the number of parking stalls required for new development in an existing building on the corner of Main Street and Second Street/Water Street junction. The processing of the application has been assigned to a consulting company, a deadline for receipt for more information has been set, the application will be deemed complete, notice will be given and the matter can be placed on the Planning Advisory Committee agenda.

(x) New Business

- **2016 OACA Conference London Ontario, May 29- June 1, 2016**

The Secretary Treasurer informed the Committee that two staff members plus one member of the Planning Advisory Committee will be attending the conference. The Secretary Treasurer asked those committee members who were interested to put their names forward.

Wayne Gauld and Vince Cianci put their names forward.

- **New City of Kenora Planner- Pawan Gill**

The Community and Development Services department will welcome the new planner on Monday February 22nd, 2016. Pawan Gill is relocating from Winnipeg, Manitoba.

Adjourned

Moved by: David Blake

That the February 16th, 2016 Planning Advisory Committee meeting be adjourned at 8:27 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday 16 February, 2016 are approved this 15th day of March, 2016.

Wayne Gauld, Chair

Tara Rickaby, Secretary-Treasurer