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BOATING DESTINATION

City of Kenora  
Planning Advisory Committee  
60 Fourteenth St. N., 2<sup>nd</sup> 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., 2<sup>nd</sup> Floor- Training Room  
May 17,, 2016  
7:00 p.m.**

**Present:**

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

**Delegation:** None

**(i) Call meeting to order**

Wayne Gauld called the May 17<sup>th</sup>, 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:**

- **Deputation: A03/16 Fettes**

Gerry and John Wilson , 622 & 6118 Coney Island , Kenora, ON

**(iii) Declaration of Interest**



626 Coney Island  
Kenora, ON

- (vi) **Other correspondence:** None.
- (vii) **Consideration of Applications for Minor Variance:** None.
- (viii) **Considerations for Applications for Consent:**
  - B03/16- Carvalho

Ray Pearson removed himself from the room at 7:15 p.m.

Present at meeting:

Herman Carvalho, owner

Vicky Carvalho, owner

Mr. Carvalho reviewed his planning rationale, indicating he had purchased the property with the intention of creating one new lot. He plans on building a new home on the retained lot; the created lot will remain vacant until sold.

Melissa Shaw, Deputy Secretary-Treasurer read the planning report, highlighting that In 2001, a consent application was approved to create three lots. The retained portion, described as Concession 6J Mining Location 268 P, Part Parcel 188899 is the subject of the current application for consent. The proposal is for the creation of one new residential lot; which under the Official Plan (2015) is permitted in situations where no extension of municipal roads or services is required. If approved, this application for consent will maximize the City of Kenora Official Plan provisions with the creation of five lots, four severed and one retained.

The application has regard for the PPS (2014) through efficient development and land use patterns: The Official Plan designation is Established Area; Section 4.1 permits residential uses within the Established Area designation. The property is zoned R1- Residential Single Density, as per the provisions of the zoning by-law, certain residential uses are permitted.

Internal comments from the Operations and Engineering Departments indicated that a drainage plan is required showing final ground elevations to ensure positive drainage of surface water. The City should be provided an easement for drainage across the east end of the property to control drainage. Additionally, there has been a discussion with the owner regarding the importance of any main floor building elevation to be higher than Darren Avenue. Final ditching/swaling required for final lot grading is to direct overland drainage to the west end of the Mary Lou Street storm system.

The Chairman asked the Owner and Agent if there was anything further to add regarding the application. There were none.

The Chair asked whether there was anyone present who wished to speak either for or against the application.

Linda MacLean  
1530 Valley Drive  
Kenora, ON

Ms. MacLean had a question about the culvert that runs between the back of their properties, which face Valley Drive and the subject property. She was happy to see that the drainage was being addressed, by City departments, however, an additional request that no dumping signs be installed along the City right-of-way, and asked the Committee if there was any thought about extending Mary Lou Street to Darren Avenue.

Tara Rickaby, Secretary-Treasurer confirmed that the requests would be sent to the Manager of Operations. The extension of Mary Lou is not within the 5-year capital plan.

Keith Bingham  
7 Kirkpatrick Avenue  
Kenora, ON

Mr. Bingham expressed concerns about the drainage, which he said has been an issue for over 50+ years. The current culvert is not able to satisfy all the overland water.

Tara Rickaby, Secretary Treasurer, indicated that the Municipal Engineer and the applicant have agreed on a drainage plan and the City aware of the drainage issues and will work with the owner to remediate these issues.

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

Mr. Chairman, Wayne Gauld asked the Secretary-Treasurer if the required easements were already being undertaken. The Secretary-Treasurer acknowledged that requirement for an easement will be determined in further drainage plan discussions between the municipal Engineer and the applicant

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.

Vince Cianci asked if the planning report be could be amended to better reflect the lot area, lot depth and frontage. Should read: Lot area: Approximately: 0.36 ha, Frontage: 38.5 m, Depth: 86.9 m.

**Recommendation:**

That application B03/ 16- Carvalho, for property located at 28 Darren Drive, legally described as CON 6J LOC 268 P P ;PCL 18899 PT, for consent for the creation of one new lot for residential purpose, be approved as the application has regard for the Provincial Policy Statement (2014), section 51(24) of the Planning Act, and complies with the intent of the City of Kenora Official Plan (2015) as per the reasons indicated in the planning report.

- 1) The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for City records be provided
- 2) A Schedule to the Transfer/Deed of land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided;
- 3) Three original copies (not photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates an which must show in general the same area and dimensions as the sketch forming part of the application be provided;
- 4) That all costs associated with surveys, legal and transfer fees as may be required, be at the developers' cost;
- 5) That such easement(s) or undertaking(s) as required by the Operations Manager, as may be required for utilities, sewer and water, drainage, is at the developers' costs, unless otherwise agreed upon by the City of Kenora.
- 6) That a Drainage Plan be submitted to, and approved by, the City of Kenora Municipal Engineer.
- 7) That entrance permit(s) be submitted to, and approved by, the City of Kenora Roads Division Lead.
- 8) That the payment of any outstanding taxes, including penalties and interest (and any local improvement charges if applicable) shall be paid to the City of Kenora.
- 9) That prior to endorsement of the deeds, the Secretary-Treasurer shall receive a letter, from the owner or owner's Agent/Solicitor, confirming that conditions #1 through #8 have been fulfilled. Clearance letters from the City of Kenora and external agencies are to be included.

**Carried**

**(ix) Old Business: None**

- A03/16- Fettes/ Aleshka

Present at the Meeting:

Gregory Fettes, Owner

Colin Neufeld, 5468796 Architects

John Wilson, Neighbour

Gerry Wilson, Neighbour

Greg Fettes, Owner, addressed the Committee explaining that he has been working hard over the last month, to amend his plans and has a contract with Ryan Hanes, Biologist to provide recommendations for mitigation of the impact of the proposed structure on Natural Heritage and spawning. He said that he has been in communication with MNRF to clarify the definition of a gazebo, and alleviate the limitations of the 24 m<sup>2</sup> provision with redesign of that structure. Mr. Fettes explained that he has incurred costs associated with these changes and studies. He has intentions of removing a large section of the steel structure, which is installed, and as mentioned, redesigning the structure with the use of the existing foundation to create something that complements the shoreline and is built with orderly designs. Mr. Fettes added that he and his family love the Kenora boating community, and just want to make the best use of the existing structure.

Colin Neufeld, Architect on the project, went through a detailed presentation on the amended drawings of the proposed shoreline development, providing a handout to the Committee and public. The visuals profiled each component to the amended design, the site plan and conceptual schematics of the final product. Mr. Neufeld informed the Committee that the changes to the plans are two fold; change to actual design, and change to terminology.

The change in actual design includes the removal of a U-shaped dock on the southeast side of the site plan, which reduces the shoreline coverage to less than 30% of the frontage. Mr. Neufeld clarified the terminology change reflects the development which extends over the water, previously identified as shoreline deck, is now considered shoreline dock. The result is a shift of variance required from the shoreline deck, to the shoreline dock. Previously the application sought a 269 m<sup>2</sup> variance for a 349 m<sup>2</sup> Shoreline deck, the amended application is for a 192 m<sup>2</sup> variance for a 272.3 m<sup>2</sup> shoreline dock.

Mr. Neufeld said that it was important to note the terminology change in the consideration of the application, as in numerous discussions with MNRF a gazebo constitutes living quarters, and is identified as such; which the structure is screened in or closed on three of more sides. The revised design of the gazebo has removed walls and opened the design so that it is no longer considered a gazebo under the definition of MNRF, and as such the limitations of a 24 m<sup>2</sup> provision shall not apply. Under the provision of the City of Kenora Zoning By-law the structure is still considered a gazebo.

Mr. Neufeld indicated that the boathouse structure is 11-feet in height at the structure pinnacle, with a low profile sloping roofline towards the lake. The structure is wider than the former boat port, however, in speaking with Jeff Port, on this project, the height of the structure and the material (glass

walls) used in the design speaks to the visual impact on the shoreline. He mentioned in the design there are two closets between the boat port and the gazebo. These closets have solid walls, however all other walls are made of glass which acts as a windbreak, or are open concept design. The goal in the design was to keep the shoreline as visible as possible. Mr. Neufeld felt that in terms of the bulk of the structure, in terms of its visual weight and size, the boat port itself will be primarily visible from the subject property, affecting only the property that it is situated upon and not the neighbouring properties.

Mr. Fettes indicated that his frontage is between 200' and 25', which is significant, compared to many waterfront properties on Coney Island. He asked the Committee to consider the variance requests as reasonable given the size of the lot, and the minimal impact on neighbouring lots (noting that he owns one of the neighbouring lots) and asked that the Committee consider it reasonable that he would want a dock that could park six or seven boats. He feels that the amended design is the best scenario possible without having to incur further costs to tear out the existing structure.

Mr. Neufeld commented that there has been some discussion on the need for a zoning by-law to better reflect the size of docks permitted for the size of lots. Noting that a waterfront lot within the City of Kenora can vary between 50' to large scale properties like Mr. Fettes' which exceeds the average size of a water lot, and for that Mr. Neufeld asked that the Committee give some provision.

Mr. Neufeld outlined the at the application supports the Kenora Official Plans as a residential lot, with the intended accessory uses among the shoreline. The application meets the intention of the zoning by-law as the application is for water based activities, and the application represents appropriate use of the subject land, which he has tried to portray through the proposal presentation. Mr. Neufeld indicated that it was in their opinion that the application was minor in nature.

Melissa Shaw, read the Planning report, highlighting the amended application changes, and drawings which were also reviewed by Mr. Neufeld and are detailed within the planning report.

	Original Proposal		Revised Proposal	
	Proposed Size (m <sup>2</sup> )	Variance Required (m <sup>2</sup> )	Proposed Size (m <sup>2</sup> )	Variance Required (m <sup>2</sup> )
Marine Storage	77	Complies	68	Complies
Boat Port	82	Complies	82	Complies
Gazebo	113	33	100	20
Shoreline Deck	349	269	295	215
Shoreline Dock	96	12	80	Complies

The proposed development, although not considered architecturally similar to existing buildings within the vicinity, the aesthetic and overall look of the proposed development shall not be

considered an adverse impact on the surrounding properties. However, the proposed development shall be considered amongst the scale, rhythm and massing of surrounding developments. Many adjacent lots contain shoreline development built within the provisions of the Kenora Zoning By-law. The proposed development, totals approximately 625m<sup>2</sup> in size, although certain sections of the design are compliant, the proposed shoreline deck at 295 m<sup>2</sup> and the Gazebo at 100 m<sup>2</sup> exceed the provisions of the zoning by-law as well, are not consistent with development along the nearby shorelines. The lot frontage slightly exceeds the minimum of 61 metres.

Ms. Shaw read the comments as received on May 11<sup>th</sup>, 2016 from Kevin Keith, Lands Specialist with MNRF. Mr. Keith's comments pertained specifically to the size of the proposed gazebo, indicating that "MNRF does not permit living accommodations over Crown lakebed but will consider applications to construct gazebo structures on either decks or boathouses subject to the environmental review and will permit screened structures up to 24 m<sup>2</sup> maximum. This size was derived from the Clearwater Bay Development Guidelines and subsequently administered equally and consistently across the Kenora District, and was conveyed to Mr. Neufeld. The MNRF therefore does not support the gazebo as shown on the revised plans." This comment was made prior to the most recent drawing which have reduced the size of the gazebo to 100 m<sup>2</sup> and which has amended the design to open up the walls. As per the presentation by Mr. Neufeld, and as a result of conversations between the applicant and MNRF, which the City has not been privy to, it has been presented by the applicant that MNRF no longer considered the gazebo structure as per the most recent plans submitted to be considered a gazebo within their definitions of MNRF, and would not be subject to the 24 m<sup>2</sup> MNRF permit limitations. The City had not received this new information from MNRF as of today's date.

Melissa indicated that a scoped EIS has been received from the applicant, prepared by Kenora Resource Consultants, and containing remediation measures and recommendations to the applicant to mitigate negative effect to natural heritage features along the shoreline. The Committee has been circulated the report, and Ms. Shaw identified that she could answer any question the Committee might have on the report.

The staff recommendation, as outlined in the planning report is that the Kenora Planning Advisory Committee refuses Application for Minor Variance A03/16 Fettes/Aleshka, property, as the application does not meet the intent of the zoning by-law, is not considered appropriate and desirable development of the land, nor is the application considered minor in nature as outlined within the planning report.

The Chair asked whether there was anyone present who wished to speak either for or against the application.

Mr. John Wilson



Mrs. Gerry Wilson  
622 and 618 Coney Island  
Kenora, ON

Mrs. Wilson wanted clarification on what the comments were from Kevin Keith at the Ministry of Natural Resources. Colin Neufeld read the email as received from Mr. Keith, which indicated that no additional land use permit will be required if the covered docks are open and not screened in, and has one common wall with the boat port. Colin clarified that his interpretation of the correspondence was that if the structure is enclosed with only three walls, it is not considered a gazebo under the definitions of MNRF.

Mr. Wilson questioned the owner about the dimensions of his lot frontage. Mr. Fettes confirmed that he said it was between 20' and 250 feet of frontage.

Mr. Wilson had questions about the design drawings. The architect, Colin Neufeld clarified questions surrounding design and layout for the Committee and the public.

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

Vince Cianci asked the applicant if the roof top would be used as a patio. Mr. Fettes confirmed that it would not be used as a roof top patio.

Vince Cianci asked for clarification on what the applicant is considering the "high-water" mark. Secretary-Treasurer, Tara Rickaby confirmed that the high-water mark was distinguished during an onsite visit on May 13, 2016, between City staff and the applicant.

Robert Kitowski, asked the applicant to clarify that the amended application accounted for the removal of the U-shaped dock on the southeast portion of the shoreline. Mr. Fettes confirmed that was the case.

Ray Pearson, asked the applicant to speak to the recommendations as per Ryan Haines' comments within the EIS report provided, reminding the applicant that one of Mr. Haine's recommendation was that there is no construction or removal of vegetation to extend to the east or south of the original boathouse.

Mr. Neufeld asked the Committee to refer to Item 6 of the report, which speaks to the spawning habitat, located to the east of the boathouse; as a result of an on-site visit with Mr. Haines and the applicant and Planning staff, the biologist was "happy" to see the removal of the easterly dock, which will allow for continued wave action required to oxygenate the gestating eggs. He also spoke to the remediation measure of removing skirting and limiting skirting to mitigate the impacts as well,

introducing spawning habitat to the western portion of the shoreline to promote spawning as an offset to incurred effects.

Tara Rickaby explained the City could enter into site plan control agreement with the proponent to ensure the works are completed appropriately.

The Committee partook in detailed conversation on the report prepared by Ryan Haines, and concluded that they were not clear on the EIS recommendations.

The Secretary-Treasurer left the room at 8:14 p.m. in an attempt to contact Mr. Haines on the phone for clarification.

Chris Price asked the Architect to comment on the proposed components of the marine storage section A, as there seemed to be a sloping roofline down to the water which was not included in the calculation of the size of this structure, and wondered if it would still be compliant under the provisions. Mr. Neufeld, apologized for the oversight, and confirmed that any discrepancy in the sketch would be corrected in the detailed drawings to be submitted for permitting and the marine storage would be within the 80 m<sup>2</sup> provision.

Tara Rickaby returned to the room, and confirmed that in a conversation with Ryan Haines, the intent of the recommendation, is no development beyond the existing boathouse, however, the report offers mitigation measured as the development has occurred.

David Blake suggested the EIS should be treated like two reports, one prior to development and one post development.

Gerry Wilson asked the applicant when the piles which for the structure of the U-shaped docks will be removed. Greg Fettes referenced the EIS report which indicates the best time is in the winter months, however, confirmed he would leave it to Ryan Haines to suggest the best time and will take all recommendations from the biologist.

Chris Price asked the Secretary-Treasurer if there was a way internally to mitigate any future applications like this. The Secretary-Treasurer explained that staff has discussed the need to a zoning by-law amendment which would address size and location of marine accessory structures, in general.

The Chair asked the Committee members whether they had and further discussion regarding the application prior to making a decision.

Dave Blake commented that all Committee members had the opportunity to inspect the property, noting it is frustrating to look across the bay at the large boathouses outside of city jurisdiction. Mr.

Blake said he had a chance to view the proposed structure from the Wilson's property, and in his opinion the structure would be less intrusive than the original boathouse. Mr. Blake recommended conditions be placed upon the variance, however supported the application for minor variance.

Graham Chaze referenced file: A06/15- Fitzpatrick which the Planning Advisory Committee approved a similar structure on Black Sturgeon Lake. Mr. Chaze identified the south side of Coney Island as similar to many of the neighbourhoods surrounding the Lake of the Woods Yacht Club, with similar shoreline development as the proposed structure. Mr. Chaze supported the application and felt the proposed development will enhance the shoreline of Coney Island and complement the surrounding lands.

Ray Pearson indicated that it was his opinion that the application was not minor in nature. He contested referencing past applications and development on Black Sturgeon as not similar in nature to this application. Mr. Pearson identified the spawning issues and the EIS report as substantive issues which A06/156-Fitzpatrick did not have. Mr. Pearson did not approve of the application and recommended a motion for refusal.

Robert Kitowski spoke to the EIS recommendation that nothing be built to the south and east of the original boathouse, however confirmed that development was already there, and the mitigation measures as outlined in the EIS tell him that the biologist would be satisfied with the development, so long as the mitigation measures were met. Mr. Kitowski reminded the Chairman that the deputation by Mr. and Mrs. Wilson had not yet been heard.

Mr. Chairman apologized to the Wilsons explaining that he thought the comments made in the question period formed their deputation. Mr. Chairman asked to hear from Vince Cianci prior to the deputation being made.

Vince Cianci said that he liked the development, looking to the future. In his opinion development is going to get bigger and better. Mr. Cianci said that he had been on a lot of sites on Lake of the Woods and understand that many of these large shoreline developments are outside of the City of Kenora limits, however, encompass lake life, and suggested it is not uncommon to have multiple boat slips, which aim to accommodate visitors, house privately owned boat and encourage use of the lake. In town, homes have the road to accommodate overflow of parking. On the lake people need a place to park their boats. The need for amenity space, in my opinion is good development. The design which includes glass walls and open space is not intrusive. The large deck and dock do not create a visual line; there will be no perception from the lake of the linear development. The structure is stuck into a bay among a treed peninsula. In his opinion, the development has no negative impact on surrounding uses. Mr. Cianci commented that the subject property was much larger than some of the



Moved by: Vince Cianci

Seconded by: Graham Chaze

**Recommendation:**

That the Kenora Planning Advisory Committee approves, with conditions, the application for Minor Variance A03/16 Fettes, Aleshka, property described as 614 Coney Island, PLAN 23M868 LOT 20 PCL 37870, seeking relief from Zoning By-law 101-2015 Section 3.34.1 (c) (v) which stipulates that an accessory building or structure that abuts a navigable waterway shall not exceed 80m<sup>2</sup> in size. The applicant seeks a variance to increase the maximum size of a gazebo from 80m<sup>2</sup> to 100 m<sup>2</sup> for a variance of 20 m<sup>2</sup> and to increase the maximum size of a dock from 80m<sup>2</sup> to 272 m<sup>2</sup> for a variance of 192m<sup>2</sup>. The mitigation measured as outlined within Section 7.0 of the Environmental Impact Statement submitted by Kenora Resource Consultants Inc., supports the intention of the Kenora Official Plan (2015), Section 5.1 *Natural Heritage*. The Committee considers the development minor in nature, and compatible with the scale, rhythm and massing of surrounding developments on Coney Island.

**CONDITIONS:**

1. that the recommendations of Kenora Resource Consultants Inc. for mitigation including the minimizing of the structure impact on wind and wave action and the opportunity to enhance spawning, and the condition that the excess steel pipes be removed during winter months only, be agreed to via a site plan agreement between the City of Kenora and the property owner.
2. That the applicant receive approval from the Ministry of Natural Resources and Forestry through an Application for a Dock or Single-Storey Boathouse Authorization(s) under the *Public Lands Act*

**Carried**

- **Z01/16 Emergency Shelter**

Council will consider the matter in June.

- **OPA 2/ 2016- 1133563 Ontario Inc.**

The City has received an appeal of OPA 2 and the record will be prepared and forwarded to the OMB.

**(x) New Business:**

- **Z03/16- Holmstrom**

Anthony Bruneau, Agent

Anthony and Carole Bruneau, Agents for the property explained that they would like to purchase the lands; a condition of the sale of the lands is the approval of a zoning by-law amendment. The Agents presented their application for an amendment to the Zoning By-law, Z03/16- Holmstrom. The Applicant is looking to rezone from R2- Residential Secondary Density to R3- Residential Third Density. The proposal is for the vacant lot that fronts onto Pine Portage Road and is flanked by an undeveloped road allowance for Chaloner Street.

At the present time this vacant lot is covered in grass and is somewhat lower than the surrounding residences. This lot is situated in a neighborhood that consists of a mixture of multifamily dwelling units as well as several single family dwellings. The lot is immediately adjacent to a single family dwelling, a duplex as well as a four-plex. Just down the street is an old motel that has been changed into rental units. The specific oversized single lot is presently zoned R2, but because of it's larger than average size a design for a multiple dwelling unit that consists of three two bedroom units all on one level can be accommodated.

The Agents' vision is to help provide cost effective, easily accessible and highly energy efficient dwelling units. The target occupants being the ages of 50 plus years old. All of the units will be on one floor for easy access from room to room. As the plot plan indicates it will have stairs and a low slope ramp for access to the entrances for those that might have trouble navigating stairs.

The drainage in the area, has been considered and plans include raising the average ground level enough to make possible an effective drainage solution as shown on the plot plan. There is also enough parking to accommodate three cars plus a visitor space, as well as several available spaces on the street for visitors. The structure will be color coordinated in earth tones to enhance the park like setting that it will face on Chaloner Street.

This location is close to several various amenities such as city bus route, automotive repair facilities, major department stores, restaurants and walking distance to lake access, a golf course, and gas stations which make it a very convenient location for the future tenants.

This proposal complies with zoning by-laws including lot set back requirements and parking requirements. This construction is helping to infill existing residential development within the settlement area boundaries as laid out by the City of Kenora Official Plan. It also helps provide housing needs physically and financially to current and future residents in particular the ageing population. Which in turn will make available more existing housing for the younger generation to purchase? This directly provides a timely response to housing needs associated in this diverse economy.

The Secretary Treasurer reviewed the planning report and indicated that the Statutory Public Meeting will be held on Monday June 13<sup>th</sup>, 2016 at 11:00 am, City Hall, Council Chambers.

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

Vince Cianci asked which side if the front yard. Tara Rickaby indicated that the front yard is pine portage road. The amenity space will be facing south towards Chaloner Street. Drainage issues will be addressed on the west side.

There was discussion on whether changing the zoning to R3 would allow for further development, and if opening up Chaloner Street would encourage this increased development. The Secretary-Treasurer indicated that the size of the lot restricts the development.

Wayne Gauld asked is site plan control was part of our recommendations. The Secretary-Treasurer confirmed that with only three units, Site Plan control was not mandatory, as such should form part of the recommendation.

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 was none.

**Recommendation:**

**Moved by: Vince Cianci**

**Seconded by: Ray Pearson**

That the Kenora Planning Advisory Committee, having reviewed the application, recommends that the Council of the City of Kenora approves the proposed zoning by-law amendment Z03/16 Bruneau - Pine Portage Road, PL M14 PT OF E1/2 OF BLK B DES AS 23R10422 PARTS 13 AND 15 PCL 42367 8 Kenora from R2- Residential Second Density to R3 – Residential, Third Density; as the effect of approval of the application is to authorize the construction of a three unit multiple attached dwelling, which is consistent with the Provincial Policy Statement (2014), and meets the purpose and intent of both the City of Kenora Official Plan (2015) and Zoning By-law No. 101-2015, for the reasons outlined in the planning report.


**Statutory Public Hearing:** Monday, June 13, 2016 at 11 a.m.

(xi) **Adjourn**

**Moved by: Chris Price**

**That** the April 19<sup>th</sup>, 2016 Planning Advisory Committee meeting be adjourned at 9:15 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday May 17, 2016 are approved this 21<sup>st</sup> day of June, 2016.

  
\_\_\_\_\_  
Wayne Gauld, Chair

  
\_\_\_\_\_  
Tara Rickaby, Secretary-Treasurer