



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

Minutes
City of Kenora Planning Advisory Committee
Regular Meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor- Training Room
September 19, 2017
7:00 p.m.

Present:

Wayne Gauld	Chair
Christopher Price	Member
Vince Cianci	Member
Graham Chaze	Member
Ray Pearson	Member
Robert Kitowski	Member
Bev Richards	Member
Melissa Shaw	Secretary-Treasurer
Devon McCloskey	City Planner

- (i) Wayne Gauld, Chair called the September 19, 2017 meeting to order at 7:00 p.m. and reviewed the meeting protocol for those in attendance.
- (ii) Additions to the Agenda: there were none.
- (iii) Declaration of Interest by a member for this meeting or at a meeting at which a member was not present, there were none.
- (iv) Adoption of Minutes of previous meeting:
 - Amended: August 15, 2017 minutes of the Kenora Planning Advisory Committee

Moved by: Robert Kitowski

Seconded: Graham Chaze
 Carried.

- (v) Correspondence relating to applications before the Committee, there were none.
- (vi) Other correspondence- there was none.
- (vii) Consideration of Applications for Minor Variance
 - D13-17-07

Ron Caron, Owner

(viii) Call meeting to order at 7:00 p.m. and reviewed the meeting protocol.

(ix) Additions to the Agenda- none.

(x) D13-17-07

(xi) Declaration of Interest by a member for this meeting or at a meeting at which a member was not present. none

(xii) Adoption of Minutes of previous meeting (August 15, 2017)

Amended minutes August 15, 2017 minutes

Moved by: Robert Kitowski

Seconded by: Graham Chaze

Carried.

(xiii) Correspondence relating to applications before the Committee. None.

(xiv) Other correspondence. None.

(xv) Consideration of Applications for Minor Variance

- D13-17-07

Ron Caron
429 Peterson Road, Kenora, ON
Email: ronc690@hotmail.com

Mr. Ron Caron thanked the Committee in advance, for their consideration. He presented his application, requesting a variance to move a proposed building ahead to a 2.0 m setback from the front lot line. As Mr. Caron explained, the reason for the setback was to achieve an enclosed entrance at an elevation close to grade. The provision of a 7.5 metre setback would result in an entrance 6.0 feet in the air. The applicant described his proposed design with an enclosed landing, an internal stairway up the centre of the building, with entrances to two units on either side at the top of the stairwell. Mr. Caron identified the concern with parking on the City right-of-way and proposed an amended setback of 3.5 metres to allow a setback at 4.0 m from the front lot line.

Mr. Caron pointed out that adjacent properties utilize the Pine Portage Road for on street parking, with development much closer to the front lot line than his proposal.

The City Planner, Devon McCloskey gave a detailed overview of the application and a description of the subject lands, the property is an existing vacant lot, Section 3.21.1(b) has particular relevance, to deem the lot legal non-complying.

The original submission with a request for a 5.5 m variance to permit a 2.0 m setback was circulated for notice in accordance with the *Planning Act* and to internal

staff comments. Although the application stated that the proposed dwelling would be a duplex, further correspondence with the applicant denotes that the proposed building would be a semi-detached dwelling, since it is split vertically and not two storeys.

The Planner read the comments as received by internal departments, the Building Department suggested a letter of comfort would be required for use of the city right-of-way, which may lead to concern with traffic flow and snow removal. The Roads department did not support the minor variance or use of City right-of-way, indicating snow removal as an issue. Kenora Hydro identified concern for tight clearance depending on the design of the new construction.

It was the opinion of the planner that the proposal to allow a driveway to extend 13 metres, across the front of the lot, is practical if a semi-detached dwelling is planned. Further review of storm water and drainage on the lot needs to be reviewed.

A reduction of the front yard from 7.5 metres to 2 metres is not possible given the constraint of the road width, and maintenance requirements, therefore. A variance of only 1.5 metres would be possible at this location.

The Chair asked the applicant if there was anything additional to add.

Mr. Caron explained that the whole reason for reduced frontage is to bring the building down, that he is trying to stay away from building exterior stairs. Mr. Caron requested relief of 3.5 m to allow for a 4.0 m setback, which in his option would satisfy room for 2 vehicles.

The Chair asked if there was anyone in the audience who wished to speak either in favour or against the application, there were none.

The Chair asked the Committee If there were any questions pertaining to the application.

Robert Kitowski questioned whether the applicant was proposing 90 degree parking or angled. Mr. Caron confirmed it would be angled.

Mr. Cianci wished to put a proposal forward, he recommended relief of 5.5 m to allow for development at 2.0 m limited to 10 feet in width across the front to allow for a covered entry way. The remaining development shall then comply with the 7.5 m setback. Mr. Cianci presented drawings of suggestions which also allowed for ample onsite parking.

Bev Richards, requested drawings for the proposed development. Mr. Caron said that drawings have not been prepared as they are dependent on the decision.

Bev Richards questioned access to the subject lands, and weather rear lane access was an option. Mr. Caron explained that there is a rock wall and outcrop which limit

rear lane access, and that retaining walls and fill would be required to allow for parking and turnaround from the rear.

The Planner indicated that if it is an unopened right of way, the City may not be amicable to development. Mr. Caron indicated that he has pre-approval from the City for access.

Ray Pearson, questioned if Mr. Caron wanted to move the building forward, so that he could get an entrance at grade level? Mr. Pearson suggested development further back on the property, with stairs and ramps running parallel to the road.

Devon McCloskey referred to the secondary dwelling provisions of the Kenora Zoning By-law for stairwells and exterior staircases, suggesting that the idea of an interior stairway is preferred as per the City of Kenora for accessibility

Wayne Gauld recommended the Committee defer a decision and request a resubmission of the application with amended drawings showing a reduced variance that may mitigate internal staff concern and a site plan which provides for parking.

Mr. Kitowski argued the need to defer a decision and the resubmission of an application and suggested that the Committee may be able to make a decision after discussion.

The Chair asked the Committee for discussion prior to making a decision.

Ray Pearson suggested that if the Committee were going to consider the application, he recommended the opinion as made by the Planner within the planning report; to grant relief of 1.5 m to the front yard, permitting development 6.0 m from the front lot line.

Mr. Kitowski saw no concern with the 2.0 m setback, providing relief of 5.5 m to the provision of the zoning by-law, as the adjacent properties are developed in a similar manner with limited setbacks.

Vince Cianci analyzed the depth of angled parking to that of 90 degree parking and unveiled that the angled parking would actually take up more space than the 90 degree parking.

The Committee discussed required parking spaces as per Table 4 of the zoning by-law, and the City's preference for the development of interior stairwells to exterior stair cases.

Graham Chaze supported the recommendation as presented by Mr. Cianci for a reduced setback to 2.0 m along the front lot line, limited to only a 10 foot wide section of the subject lot.

Chris Price also commented on the potential for alternative designs which may not require a variance to the setback.

The Chair outlined the alternatives to the applicant; that the Committee consider the recommendation of the City Planner, or the option to amend the application and re-circulate for consideration at a later meeting.

Move: Graham Chaze

Seconded: Chris Price

That the Kenora Planning Advisory Committee defers decision on Application D13-17-07 until the meeting of October 17, 2017 to allow the applicant to revise the application based on the Committees request for more information.

Graham Chaze requested to withdrawal the motion.

The Chair announced the request for withdrawal, there was unanimous consent.

Mr. Caron wished to accept the 1.5 meter setback as per the recommendation of the planner, with a reduced front yard setback to 6.0 m.

The Committee discussed the proposal as recommended by the City Planner.

Moved: Ray Pearson

Seconded: Bev Richards

That the Kenora Planning Advisory Committee approves Application for Minor Variance File No. D13-17-07 with changes. The Committee grants relief of a 1.5 m variance to allow the construction of a semi-detached dwelling which would be setback 6.0 metres from the front lot line, and shall permit a driveway the width of 13.0 metres along Pine Portage Road.

Carried.

- D13-17-08

David Tresoor
872 Anderson Road, Kenora, ON
Email: david.tresoor@kpdsb.on.ca

David Tresoor, Agent representing the file requested the Committee consider their application for minor variance to build an interior secondary dwelling in a rural area that is serviced by a well and a septic field. Mr. Tresoor indicated he would be re-locating to the subject land, renovating the current dwelling to include the secondary dwelling unit which is currently occupied by his father; the approval of a minor variance would enable his father to stay on his property as long as he wished.

The City Planner, Devon McCloskey gave a brief description of the proposal and of the subject property; the application is proposing to allow for development of an interior secondary dwelling, with an area of 680 sq ft (63.17 sq m). This would enable an affordable housing option for the applicant's aging parents to be accommodated on the property, which is more practical for them as well as for their children who will in close proximity as caregivers.

The Planner reviewed the application against legislated policy and City directives. The application is supported by policies of the Provincial Policy Statement (2014), and the Kenora Official Plan, which encourage secondary dwellings regardless of the location, and type of servicing, as long as residential use is already a permitted use. The Planner outlined that the proposed development is compliant with all aspects of the provisions within the zoning by-law with the exception of section 3.28.iv. which states that the principal dwelling and the secondary dwelling must be connected to both municipal water and municipal sewage services. Since the property exceeds the minimum requirements for lot area, setbacks, frontage, etc. and a new septic system is proposed, that would accommodate the additional dwelling, stress on the environment should not pose a concern.

The Planner reviewed comments as provided by internal circulation, and external stakeholders including the Ministry of Natural Resources and Forestry and the Northwestern Health Unit.

It was the opinion of the Planner that the application has demonstrated that it passes the four tests. The proposal to allow for an interior secondary dwelling on private services within the Rural Residential Zone should be approved. However, a condition should be included to require that support is received by the Northwestern Health Unit, for servicing and site suitability of the property, to accommodate the septic service expansion.

The Chair asked the Applicant if there was anything to add. The Applicant wished to clarify the condition pertaining to septic field. The Planner explained that upon receiving documentation of approval from the Northwestern Health Unit for the field expansion, the Minor Variance condition will be met.

The Chair asked if there was anyone in attendance who wished to speak in favour of or against the application, there were none.

The chair asked the Committee if there were any questions pertaining to the application.

Robert Kitowski, questioned the need for the minor variance, given the policies of the PPS and the OP, are supportive of secondary dwellings regardless of the location, and asked if this was due to a of lack of wording within the Kenora zoning by-law? The Planner suggested that the provisions within the current by-law are likely to prevent density on the water. She explained that the subject property was quite large in comparison to other waterfront parcels within the City boundary, and noted that not all properties comply with minimum requirements for lot area, setbacks, frontage, etc. and that these may pose a concern for stress on the environment. Mr. Kitowski requested a City initiated Zoning By-Law Amendment to handle these concerns at the staff level, versus the Committee hearing these applications at the Planning Advisory level.

Chair asked the Committee for discussion prior to making a decision. There were none.

Moved: Robert Kitowski

Seconded: Ray Pearson

That the Kenora Planning Advisory Committee approves Application for Minor Variance File No. D13-17-08, and that the proposal to permit an interior secondary dwelling unit within an existing single-detached dwelling located within the RR-Rural Residential zone, connected to a private water supply and a private septic system, is consistent with all four of the tests, and that approval of the application should be granted with the incorporation of conditions, specifically, that:

- *Support is received by the Northwestern Health Unit, for servicing and site suitability of the property, to accommodate the septic service expansion.*

(xvi) Consideration of Application for Consent- none.

(xvii) New Business

- Bev Richards requested an ID badge, Melissa to coordinate with the Clerks Department.

(xviii) Old Business

- Scott Island, D14-17-05
 - i. Jessica Malone-Dahnier, District Planner MNRD informed the City Planner that their biologist has gone out with Ryan Haines, Kenora Resource Consultant for a site inspection. The Planner thought something would come forward for PAC consideration; however there has been no new information to date.

(xix) Adjourn

Moved by: Chris Price

That the September 20, 2017 Planning Advisory Committee meeting be adjourned at 8:15 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday September 20, 2017, are approved this 17th day of October, 2017

(i) Wayne Gauld, Chair

Melissa Shaw, Secretary-Treasurer

Next Meeting: October 17, 2017