



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
April 18 2017
7:00 p.m.

Present:

Wayne Gauld	Chair
Christopher Price	Member
Vince Cianci	Member
Graham Chaze	Member
Robert Kitowski	Member
Melissa Shaw	Secretary-Treasurer
Devon McCloskey	Deputy Secretary- Treasurer, Planner

Regrets:

Ray Pearson	Member
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DELEGATION:

- (i) Wayne Gauld, Chair called the February 21, 2017 meeting to order at 7:00 p.m., and reviewed the meeting protocol for those in attendance.
- (ii) Additions to the Agenda- none.
- (iii) Declaration of Interest by a member for this meeting or at a meeting at which a member was not present
 - Wayne Gauld, File Number D10-17-04- Application for Consent, Black Sturgeon Lake
- (iv) Adoption of Minutes of previous meeting (March 20, 2017)

Moved by: Robert Kitowski

Seconded: Graham Chaze

Discussion: Vince Cianci corrected the title to "Minutes" versus "Agenda. Vince Cianci asked for the minutes to better reflect the type of deck being developed in application D13-17-02 (30 Norman Drive), as the minutes incorrectly identify the development as wrap around, which it is not.

Carried.

- (v) Correspondence relating to applications before the Committee
 - Application D10-17-05, 65 Goss Road- letter prepared by Eric Rody, OLS

- (vi) Other correspondence- None.

- (vii) New Business
 - D14-17-04 , Amendment to the Zoning By-law
Jamie and Sarah Minor
200 Woodfield Drive
Kenora, ON

Jamie and Sarah Minor approached the Committee and presented their application for an amendment to the zoning by-law for property located on Trojan Street from an R2- Residential Second Density lot, to an R3- Residential Third Density lot to enable the development of a multiple attached dwelling. The proposed development includes a four-plex with a secondary dwelling unit; creating five (5) units in total. Jamie Minor informed the Committee that the development will be geared towards a 55+ demographic. Sarah Minor indicated that she and her husband have been working along with the City to provide housing for the community that is growing; she highlighted the great location of this subject property, the availability and accessibility to public transportation, close proximity to the downtown and the Ride out Community Club.

Devon McCloskey, Planner, gave a brief summary the planning report, indicating that the three properties known as lot 115, 116 and 117 on Plan M39, have recently merged through a merger agreement. The proposal for rezoning is required for the development of a multiple attached dwelling. The units would be constructed as one whole building. A completed application for site Plan approval would be entered into to discuss issues of parking, lot setback, amenity space, lighting and entrances onto Trojan Street.

The proposed application for five units qualifies as medium density; the Planner reviewed the applicable policies, and confirmed the application was consistent with the Provincial Policy Statement, the City of Kenora Official Plan and the City Zoning By-law. Reviewed comments received as a result of internal circulation, the building department has comments about the use of the laneway for parking, and the Planner confirmed that parking would be handled through a Site Plan approval process subsequent to a zoning by-law amendment and prior to permitting.

The Planner qualified that a Public Statutory Meeting is to be held on May 9th, 2017 notice was given in accordance with the *Planning Act*. The Planner noted that a public comment was received on April 12th, 2017 in opposition to the application and requested a copy of the notice.

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

Bonnie Coughlin
301 Trojan Street
Kenora, ON P9N 3B3

Mrs. Coughlin informed the Planner, Committee and Staff that not everyone in the neighbourhood was provided notice, and felt that they all should have been. Mrs. Coughlin questioned the size of the units ranging between 1000 sq. ft. and 2300 sq. ft. and the use as seniors housing, commented that those sizes better reflect the needs of a family. Mrs. Coughlin identified on-street parking as a concern. The Chair confirmed that the parking need only comply with the parking requirements within the zoning by-law, and any overflow would be within the street.

Darcy Coughlin
124 Main Street Rideout
Kenora, ON P9N 3EB

Mr. Coughlin questioned if an approval would set precedence for more multi-dwelling units within the neighbourhood. The Planner confirmed that a future application would be subject to the same application process, public consultation and Planning Act Application.

Mr. Tom Charney
319 Trojan Street
Kenora, ON P9N 2G3

Mr. Charney questioned the applicant what the minimum income would be to qualify for a rental within the new development, and questioned the size of the units; it was his opinion that most seniors have their children gone and would not require a three bedroom home. The Applicant confirmed that the home is equipped to support an office, or visitors such as children, guest and grandchildren. The Chair clarified that this is a private development, and the owner establishes the rent rate.

Mrs. Bonnie Coughlin asked the Committee to consider the potential increase in traffic with the proposed development. As a result of the rink, traffic within the winter months creates hazards on Trojan Street, Mrs. Coughlin requested the need for sidewalks, and her motion was supported by other members of the community within the audience.

Crystal Robinson
320 Trojan Street
Kenora, ON P9N 3B4

Mrs. Robinson identified concern with the City's infrastructure, suggesting there had been seven water main breaks within the last three years. The main concern is whether the existing services will be able to support this development- including roads, increased traffic, sewer and water, fire hydrants and highlighted the need for sidewalks.

Jo-Ann Gregoire
310 Mikado Ave.
Kenora, ON P9N 3B2

Degradation of the roads with increased traffic, Mrs. Gregoire described the neighbourhood as in poor condition. Mrs. Gregoire identified sidewalks as a major need within their neighbourhood. She liked the thought of a 55+ development, although said it would be impossible to maintain or promise as a landlord cannot discriminate among age or income.

Denise Pelletier
318 Trojan Street
Kenora, ON P9N 3B4

Mrs. Pelletier described a recent water main break that left her home flooded and resulted in an insurance claim. She identified a house fire in 2016; the building was left to burn as she reported not one fire hydrant was in working order. She reported that in 2017, their neighbourhood was plowed only twice, while other parts of the Community saw frequent snow removal, forcing she and her neighbours to shovel the snow themselves, including Trojan Street. Mrs. Pelletier recommended an overhaul of the sewer and water system prior to any approved development.

Robert Singbeil
308 thirteenth street north
Kenora, ON P9N 2Z2

Mr. Singbeil identified that the street name is Trojan Street not Trojan Avenue. The City street signs indicate it as Trojan Avenue. The Secretary-treasurer confirmed that this information would be circulated to the Roads Department.

The Secretary-Treasurer confirmed that the concerns with water and waste water would be brought forward to the Manager of Operations for further consideration.

There was discussion about the public meetings held when the City of Kenora Transfer Site was being proposed on Mellick Avenue. The members of the public informed the Committee that promises were made for sidewalks and buffer trees to block sounds from the heavy traffic flows and the sounds from evening transfer station shifts. The members of the public agreed that development within their neighbourhood is good, however they shared the common concern that the infrastructure will not support the development and requested the need for sidewalks and maintained safety within their neighbourhood.

There was discussion surrounding the application to the zoning by-law, as being a site specific application and only pertaining to this one particular location which were previously three properties, and are now classified as one. The Chair explained that a duplex would be permitted on each individual lot if an amendment to the zoning by-law is not approved. Comments from the community confirmed that they appreciate seeing fewer units in one building versus three duplexes.

Cecil Tew,
105 Barkman Close
Kenora, ON P9N 3X1

Asked if a contractor will be constructing the building. What arrangements are made for facilities and securities so that people do not walk away with your materials. The applicant confirmed there would be fencing and toiletries as per the Ministry of Labour. Mr. Tew thanked the applicant for clarifying.

The Chair asked the Committee for questions, there were none.

The Chair thanked the members of the public for their comments and explained that the issues pertaining to infrastructure and road works, this information will be passed along to the appropriate City Departments.

The Chair asked the Committee if there was any discussion prior to making a recommendation. Vince Cianci reviewed the site plan and was concerned that the driveways were taking up the entire front lawn. The Architect representing the file, Hristov Architecture, provided an updated drawing for the Committee which indicated larger amenity areas and more green space.

Moved by: Robert Kitowski

Seconded: Chris Price

Resolved that the Planning Advisory Committee recommends that the Council of the Corporation of the City of Kenora approve an Amendment to the Zoning By-law 101-2015, application number D14-17-04, and that a By-law is passed to enable a change in zoning from R2- Residential Second Density to R3- Residential Third Density . The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-Law, and the Provincial Policy, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

(viii) Consideration of Application for Consent

- D10-17-05, 65 Goss Road

Amanda Whitta
Darren Whitta
31 Villeneuve Road

Mr. and Mrs. Whitta thanked the Committee in advance, and requested consent for the creation of one lot at their property, civic address 65 Goss Road. Mrs. Whitta explained that the parcel operated as commercial self-storage and residential use. The applicant sought approval to separate the two uses; enabling the sale of the residential home and retention of the self-storage.

Devon McCloskey, City Planner reminded the Committee and informed the public that the subject property applied for an amendment to the Zoning By-Law; Council approved the application and passed the by-law on April 18th 2017 which would be subject to a 20-day appeal period counting from the day of notice in the

paper. The Planner explained that a condition of this application would be the favorable passing of a by-law.

The Planner gave an overview of the application for consent to sever; the application has received a letter from Eric Rody OLS, on the frontage as being 90.1 m, which is consistent with the provisions of the zoning by-law. Planner reviewed the number of policies and noted areas in which there is consistency.

The Planner reviewed the comments received as a result of internal circulation, there were none. The Planner's recommendation was for approval.

The Chair asked if there was anything additional that the applicant would like to add. There was none.

The Chair asked if there was anyone in the audience who wished to speak in favour or against the application.

Mark Barnabe
424 Mellick Avenue
Kenora, ON P9N 0C8

Mr. Barnabe questioned the zoning of the two lots, if the creation of one new one was approved. The Planner identified that the lot to be retained has site specific zoning- by-law RU- Rural with exception number [37] which will permit commercial storage facility as a use only on the northerly 70.8 m of the lot and the lot with the residential home will remain RU- Rural.

Mr. Barnabe expressed concern in the future, with the repurposing of the property; if ever sold the zoning allows for a variety of uses. Mr. Barnaby indicated the poor condition of the road, and any increased industrial or commercial use will inadvertently affect the condition of the roads.

The Planner indicated that the creation of the lot will not affect how the lot can be used, the zoning by-law will determine what the use and the RU- zone is not being changed on either lot, only the exception for the existing commercial storage units to be maintained on an individual lot separate from the residential use. The Planner acknowledged the concern about increased traffic is warranted, although not something that was identified in circulation, the recommendation was to bring the concern up with the Kenora Roads Department.

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

A committee member noted that the measurement of the surveyor's letter indicates a 2.0 metre offset from the northerly corner of the barn that is intended to remain within the retained portion. Therefore the permitted use as described as the northern 70.8 metres portion of the subject lot, the resolution to Council for approval of the zoning by-law will have to be changed to reflect the surveyor's letter.

Amanda Whitta indicated that the surveyor was trying to give the back of the barn more clearance, and if it is a sticking point , the applicant recommended the reference point go back to the 1.5 m off the barn and be described as the northern 70.8 m limit.

Moved by: Vince Cianci

Seconded: Graham Chaze

THAT the Planning Advisory Committee approve application D10-17-05 for consent to sever the northern 70.8 m portion of the subject property located at 65 Goss Road described as Parts 2, 6, 7, 8, 9 & 10 of Plan 23R-10516; and provisional Consent be granted, subject to conditions. The proposal meets the provisions of the Official Plan and the approval of the application for an Amendment to the Zoning By-law 101-2015 will also meet provisions for lot dimension and lot creation as regulated by the Zoning By-law.

Carried.

Wayne Gauld left the room at 8:17- indicating a conflict on File: D10 17 04
Robert Kitowski, step into the position of Chair.

- D10-17-04, Coker Road, Black Sturgeon Lake

Alex Clark
AM Clark Natural Resource Consultants

The purpose of the application is to sever a 40 acre parcel along Black Sturgeon Lake into four new lots with one retained. The application has received approval from Council By-law 24-2017 for the zoning of the property to be changed from Rural ('RU') to Black Sturgeon Lake (Restricted Development Area) Zone ('BSL'), and to except the property from Section 3.13.5, to increase the 'frontage to depth ratio' from 1:5 to an average of 1:7.

Mr. Clark reviewed, in detail, compliance of the application to the Provincial Policy Statement, the Official Plan and the Zoning By-law. Mr. Clark, reviewed the completed reports which accompanied the application for consent, including the Fisheries Assessment, Environmental Impact Statement and the Archeological Study.

There was discussion on a contemplated Plan of Subdivision versus an application for consent. Mr. Clark upheld that the rugged terrain, maintaining ground water and the location for private sewage disposal were the major reasons why a consent application is being applied for and not a Plan of Subdivision. Mr. Clark informed the Committee that the Northwestern Health Unit has approved the sites for Class 4 sewage systems. There is an adequate supply of water which will be initially drawn from the lake, and may expand to private drilled wells if year round use is determined.

Lastly, the Agent reviewed the road access via a private road agreement and easements. The applicant is involved in a construction company out of Winnipeg, specializing in road construction. When the Agent and the application considered the alternative access options, the most feasible and economic scenario is the one being proposed, joint private road of lower quality geared to conditions of the landscape with a private road agreement and easements in place to secure access.

The Planner briefly outlined the application within her planning report. As part of the application a private road agreement would be entered into as a condition of consent. The proposal acknowledges there are fish habitat adjacent to the subject lot, in addition to a fish habitat, there was a species at risk assessment completed with no concerns, in addition to an archeological assessment, with a letter received by the City of Kenora from the Ministry of Tourism, Culture and Sport identifying no concern with the application.

The Planner reviewed the comments received as a result of internal circulation. The Planner identified that at the outset there were concerns internally with the development of a private road, however, after reviewing the number of private road systems within the Community, the Municipal Engineer had no concern approving the application and allowance for development on private roads. The City will monitor these road networks over time to see how they are working. The Roads Team Lead identified that the selection of the entrance off Coker Road needs to be selected with the City to facilitate drainage and road maintenance. Ministry of Natural Resources and Forestry stated that the application would not affect the impact on natural heritage, and recommend that the fisheries assessment be considered and ideally a community docking location in low impact area would reduce any impact, and to ensure consistency with the Provincial Policy Statement.

The Planner made the recommendation that the application be approved subject to a number of conditions that include a private road agreement and a site plan agreement entered into for fisheries.

The Planner questioned the Agent about the recommendations from MNR for a joint docking scenario. The Agent confirmed that a common use area was already being contemplated.

The Chair asked if there was anyone in the audience who wished to speak in favour or against the application.

Janice Halley
144 Williams Road
Kenora, ON P9N 4R4

Mrs. Halley identified the sight-lines on Coker Road as not ideal, and wondered if there would be multiple driveways coming off the property or one single access road? The agent confirmed there would be a single driveway.

The Chair asked the Committee for questions; Vince Cianci was mostly concerned about the private road for access, and questioned the applicant if there was consideration to access off of North Marston Drive from the Jack Coker Subdivision. The Agent explained that access would be very expensive with blasting required. Mr. Cianci, contended that it would be no more expensive for his client than it would have been for Mr. Coker.

Mr. Cianci recommended that a road be built to Municipal standards as an extension off North Marston Drive; in the event of a fire, the City can send fire trucks down the road which is adequate and property maintain. Mr. Cianci was of the opinion that it made no sense from a Planning Perspective to allow a private road.

The Agent indicated that the acquisition of the lands off North Marston was an unknown cost that that they did not want to introduce. If a Plan of Subdivision was being considered, there would have undoubtedly been more thought put into access off North Marston Drive.

The Chair clarified that the Applicant is experienced in the field of road development and has provided expert costs, which shall not be disputed.

Graham Chaze agreed with the Agent and explained that people who are buying into these lots will know that they will be buying into a private road. In his opinion it is an acceptable way to access, and did not foresee the need for the Committee to interject with the proposed private road. In addition Mr. Chaze supported the private road, as it lessens the burden on the municipality for maintenance.

The Chair reminded the Committee that the Fire and Emergency Services department responded with no concerns.

Vince Cianci did not support the private road with an easement, suggesting that the land was not being utilized to its maximum potential.

The Planner, identified that the application has included the proposal of a private road providing access to the individual lots. The Planner mentioned that it is the possibility that in the future the land owners may want to connect off of the Coker Subdivision, however, at this time, as it is one owner, he is not interested in paying those additional funds. The question remains is this premature, is this good development?

The Committee requested that the private road be of a municipal standard and discussed through the site plan control process.

Chair asked if there were any discussion prior to making a recommendation. There were none.

Moved by: Graham Chaze

Seconded: Chris Price

That application D10-17-04 for consent to sever property located at Coker Road, in the area of lower Black Sturgeon Lake, described as CON 3 MEL Part of Lot 7; Part

1 of Plan 23R5651, PCL 34299; be approved and provisional Consent be granted, subject to conditions as outlines within the Planning Report. The proposal meets the provisions of the Official Plan and the Zoning By-law 101-2015 for lot creation.

Carried.

Wayne Gauld entered the meeting at 9:05 p.m., the Committee took a break and resumed at 9:15 p.m.

New Business

- D14-17-03, Temporary Use By-law- Tew

Cecil Tew,
105 Barkman Close
Kenora, ON P9N 3X1

Mr. Cecil Tew approached the Committee in an Application for a Temporary Use to the Zoning By-law. He stated that his goal is to reside on property he owns at 105 Barkman Close, while a new home is developed. Mr. Tew provided the Committee with some history surrounding his parcel. He acquired the vacant land in September 2014 anticipating that he would be living on his property with hydro service and a composting toilet and filter bed by the end of October 2014. As a result of what he considered deception from the City Planning department, and unforeseen costs to covert a construction trailer , Mr. Tew found himself unable to build his home and forced into a renting for one full year. As a result of the cost of renting, Mr. Tew explained that he suddenly did not qualify for a construction mortgage.

In June 2015 after the road restrictions came off, Mr. Tew commissioned the development of his driveway, cables were buried for hydro and telephone, and a septic tank was purchased and installed. Efforts in site preparation for anticipated development. Unfortunately, the works were stopped when Mr. Tew believed he required a site plan for City permitting and Hydro connection.

Mr. Tew scheduled meeting with a City Councilor and City Staff including to assist in the process required to receive a building permit. At this meeting, new information was brought to his attention regarding the minimum size required for a sleep cabin. The recommendation from the Planning Administrator was to build a two Storey garage with a dwelling above, the City suggested converting the second floor dwelling to a sleep cabin (by removing the kitchen) once the primary dwelling was built. Mr. Tew received a quote from a local hardware store for a two-storey garage package, unfortunately the costs exceeded his budget and was deem not feasible. At that point, Mr. Tew explained that the City Chief Building Official suggested the construction of a cottage; the requirements are much less within the Building Code. The meeting adjourned.

Mr. Tew explained that when he submitted an application for building permit to construct a cottage, the Planning Administrator refused it.

Mr. Tew described that he had two sheds on his property, which received building permits. In September 2015, the one shed became a sleep cabin, as a means for him to get through the winter months and to commence development again in the spring. Mr. Tew suggested that it was a complaint that had driven the notice of non-compliance, and asked the Committee to recommend approval the Application for Temporary Use for a three year period, while he builds his main residence.

Mr. Tew described his current sleep cabin, equipped with a camper propane stove, a tiny propane heater and a 12 volt lighting system. The parcel includes a composting toilet and a stand alone grey water pit. Mr. Tew explained that he has been living in the sleep cabin since September 2015, with no complaints until the summer of 2016.

The Planner, Devon McCloskey provided an overview of the Planning Report. The application for temporary use provision is being proposed to temporarily allow for the property to be used as a sleep cabin, equipped with a kitchen facility while construction is underway for a single-detached dwelling, for a period of up to three years, in addition to the uses permitted within the Rural Residential Zone (RR).

The Planner explained that zoning mechanisms of the RR zone require that a single detached dwelling meet certain requirements, including a minimum gross floor area of 80 m² . The applicant has provided interim servicing that is acceptable to the Health Unit in terms of sewage management using a greywater pit and hauled water. Electrical service is currently provided via a generator.

The Planner outlined the provisions of the application to the policies within the Kenora Official Plan, Zoning by-law and the Provincial Policy Statement. The Planner reviewed comments received as a result of internal circulation, details of the comments can be found within the planning report; and reviewed the main issues of concern, received public comments, being noise emitted from a generator to provide electricity and frustration about how they have built homes with permits property permitted sewage system that is not adequate. Copies of the submission are redacted and attached to the planning report.

The Planner mentioned that a request for exemption from the Noise By-law can be made to the office of the Clerk; however the Clerk has advised that given the concerns which have been raised, an exemption would not be approved.

The Chair asked the applicant if there was anything to add. He addressed the generator. Initially when inquiring about a temporary service with Kenora Hydro, Mr. Tew was told no. He now knows that he can have a shed with temporary service running to it. Mr. Tew suggested that everything is ready to with respect to the Hydro install, provided he is confident that he can build a temporary shed to house the hydro. In addition, Mr. Tew suggested there are other property owners who are living in trailers on their property while building their home. Mr. Tew questioned why the city was coming after him, and looking past the neighbours.

The City Planner explained the type of trailer that is permitted on property while construction is underway, however living within a trailer is not permitted.

The chair asked if there was anyone in the audience to speak for 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 application is deemed complete the way it is written. The Planner confirmed it was deemed complete. Robert, questioned is after three years, the house is not built what is the resource? The Planner confirmed that another application will have to be applied for.

Vince Cianci recommended that a staging plan be provided and if there is no progress along the way then the agreement shall be considered nil and void prior to the end of the three years. The Planner confirmed that there is no way to amend the approved three year temporary use provision. Mr. Cianci confirmed that from what he has heard, a sewer certificate and hydro hook up would satisfy concerns and shall allow him to move forward.

Mr. Tew confirmed that he cannot guarantee when he might get his financing.

Graham Chaze respectfully asked the Applicant to confirm that he has the means to put in the temporary service? Mr. Tew advised the Committee that he is ready to proceed, the electrical inspector is aware of his plans, and has been told that the service hook-up is completed by an electrician. Mr. Tew explained that what his hurdle thus far has been what he explained as being like a cease and desist order.

Chris Price asked the Applicant to confirm if his dwelling is equipped with a Carbon Monoxide detector and a fire alarm. The applicant confirmed yes. Mr. Tew identified that he would be building his new home, with over 15 years' experience with home building within Winnipeg.

Wayne Gauld clarified the main concern with recommending approval to Council, is that the Committee feels as though the Hydro and the Sewer and Water concerns would be deal with as soon as possible. Mr. Gauld explained to the applicant that the generator cannot continue to operate as his main source of electricity, explaining that so long as the generator exists, Mr. Tew is in a state of non-compliance within the noise by-law notwithstanding from the non-compliance of the zoning by-law.

Graham Chaze recommended that a recommendation be deferred until proper permitting from Hydro One and the Northwestern Health Unit is received.

Mr. Tew explained to the Committee that there is also a summons from the Courts that is deferred awaiting the approval of a Temporary Use By-Law. Mr. Tew explained that he was under a cease and desist order to comply, and in an effort to comply with this order he cannot complete any works until the court proceedings are dealt with, which are waiting a decision from Council.

The Chair confirmed the Committee has no knowledge of a cease and desist order, and acknowledged that the Committee is recommending a deferral to the application pending some works to be completed over the next 30-days, such as Hydro hook-up, and provide the Committee with more information regarding a plan for development, and a realistic and achievable timeframe for completion.

The Chair questioned the Planner regarding the concerns deferring a recommendation for another 30 days and asking the applicant to come back with more information. The Planner identified no concerns and recommended that, it offer the Committee the opportunity to see progress and learn more about the application at hand. It would allow the Planner to provide more information on the agreement and information as to whether or not an agreement would be revocable if certain timelines are not met.

The Chair questioned the Applicant and asked Mr. Tew said he we would like to return to the May 16, 2017 meeting, providing more information to the Committee, with a plan on moving forward. The Chair asked the Applicant to come back within 30-days with something that you have done with the hydro and how you will be proceeding.

Robert Kitowski recommended to the Applicant that it would satisfy his concern if he came back with target dates of tasks; hydro, foundations, building permits and a plan with target dates.

Moved by: Graham Chaze

Seconded: Robert Kitowski

Resolved that the Planning Advisory Committee recommends that the Council of the Corporation of the City of Kenora defer a recommendation for an Amendment to the Zoning By-law 101-2015, application number D14-17-04, until the May, 2017 Planning Advisory Committee Meeting at the request that more information come forward.

Carried.

Wayne Gauld motioned to vote to carry the Planning Advisory Committee Meeting past ten o'clock.

Carried.

(ix) Old Business

- OACA Training
 - i. Ottawa June 4-7, 2017
 - 1. Committee recommended Vince Cianci as PAC attendee.
- Appointment of new PAC Member Bev Richards
- Operations Centre is a Scent-Free Workplace, the Planning Advisory Meetings will also be Scent-Free.
- Site inspections- The Chair reminded Committee members of the importance of completing an on-site inspection

(x) Adjourn

Moved by: Chris Price

That the April 18, 2017 Planning Advisory Committee meeting be adjourned at 10:30 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday April 18, 2017, are approved this 16th day of May, 2017


(i) Wayne Gauld, Chair

Melissa Shaw, Secretary-Treasurer