



**(vii) Consideration of Applications for Minor Variance**

- D13-17-04, Bruneau

Anthony and Carole Bruneau, Owners

Mr. and Mrs. Bruneau requested an 82% relief from the zoning by-law, for the width driveway on property with civic address 1201 Pine Portage in an effort to incorporate a culvert along the width of the property frontage to correct drainage issues as a result of the new housing development being 2% higher in elevation than the road. Mr. Bruneau indicated that the increased driveway width would accommodate the required parking provisions of 1.5 stalls per unit; 5 stalls as per the approved site plan agreements, and will provide safe ingress/egress.

The City Planner, Devon McCloskey presented the Planning Report, and that the proposal to allow a driveway to extend 21 metres across the front of the property (82% of the frontage of the lot), is consistent with all four of the tests, and that approval of the application should be granted with the incorporation of conditions as requested by the roads department.

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, there were none.

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

Robert Kitowski questioned the request for thaw wire in the culvert, and suggested there were better options. The Planner, deferred to the comments from the Roads Department, and said it was the opinion of the Team Lead that the thaw wire was a satisfactory preventative measure for freezing.

Vince Cianci, questioned the easement along the northern lot line, and weather the proposed driveway, with an increased width would impede upon said easement.

The applicant confirmed the easement was for an abandoned waterline, and although the easement is still in existence, services have since been re-routed up Pine Portage Road. The Planner confirmed there was no concern to development adjacent the easement.

Bev Richards requested the applicant receive a copy of the PIN Map to confirm the easement, and suggested the easement be removed if it is no longer applicable, for clean title.

Ray Pearson confirmed that the Applicant was satisfied with the conditions.

The Chair asked the Committee If there were any discussion prior to making a decision.

Vince Cianci expressed concern with building on an easement, and reminded the Applicant that cost incurred should the City of Kenora require access, would be the sole responsibility of the owner. The Applicant confirmed they understood.

The Committee discussed the easement, and agreed it was up to the property owner to remove the easement with the City of Kenora.

**Moved by: Graham Chaze**

**Seconded: Robert Kitowski**

THAT the Kenora Planning Advisory Committee approves Application for Minor Variance File No. D13-17-04, and that the proposal to allow a driveway to extend 21 metres across the front of the property (80% of the frontage of the lot), is consistent with all four of the tests, and that approval of the application should be granted with the incorporation of conditions as requested by the roads department. Carried.

**(viii)** Consideration of Application for Consent

None.

**(ix)** New Business

Devon McCloskey, City Planner introduction of the new Manager of Community and Development Services, Matt Boscarol to the Planning Advisory Committee

**(x)** Old Business

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

City Planner, Devon McCloskey gave an overview of the status of the application, it was on the agenda at the Committee of the Whole meeting in June 13<sup>th</sup>, 2017- Council requested a draft by-law that does include a schedule of development as part of approval.

The application went to Council, on June 20<sup>th</sup>, 2017- as of today's date, the hydro has not been connected. The application has been postponed to a July meeting, in the meantime, the property is for sale, he does have interested property owners.

- Appeal to the Property Standards Committee

May 29<sup>th</sup>, 2017 hearing of an appeal, as recommended by the Property Standards Committee, the date of compliance of the Property Standards Order, dated April 12, 2017, be extended to September 29, 2017 at 12:00 a.m. (CST).

The appellant noted the heritage features, are at the centre of the issue with compliance, being costly to replace. The Heritage Kenora Committee will consider an application to de register the Kenricia hotel on June 21, 2017 at 11:00 p.m.

Discussions will result in a recommendation to Council who will ultimately make the decision about the by-law

The committee discussed the timeline, and were confident the deadline could be met.

**(xi)** Adjourn

**Moved by: Chris Price**

**That** the June 20, 2017 Planning Advisory Committee meeting be adjourned at 7:47 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday June 20, 2017, are approved this 15<sup>th</sup> day of August, 2017

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Wayne Gauld, Chair

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Melissa Shaw, Secretary-Treasurer