



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

Agenda
City of Kenora Planning Advisory Committee
Regular Meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor- Training Room
June 27, 2017
12:00 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	Deputy Secretary- Treasurer, Planner

DELEGATION:

- (i)** Wayne Gauld, Chair called the June 27, 2017 meeting to order at 12:00 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- None
- (iv)** Correspondence relating to applications before the Committee- None
- (v)** Other correspondence- None
- (vi)** Consideration of Applications for Minor Variance
 - D13-17-05- Edwards

Tara Rickaby, TMER Consulting Kenora
Wray Edwards, Owner

Mrs. Rickaby thanked the Committee for holding a special meeting and explained that her clients Mr. and Mrs. Edwards would like to get constructing on an accessory structure as soon as possible, she described their parcel and a unique piece of property with much history and a lot addition which was approved by the Planning Advisory Committee in the fall of 2016. She described the parcel as a flag shaped property that fronts Lake of the Woods, with no rear yard abutting a Municipal Road. The request is for two variances, to reduce the rear yard to 1.0 m and 1.0 metres from the western and southeast exterior side lot lines.

In review of the planning report, the Agent explained that the garage itself will only be as wide as the house it, it will not be longer and will not take up the eastern portion of Part 2 on the reference plan. The design of the accessory structure, roofline will also mirror the residential dwelling to make it more architecturally pleasing. Old Chalet lane is higher than the property, and for drainage concerns, the garage will not use the eastern portion of the part 2 of the plan. Mr. Rickaby gave history on the access to the lot and the maintenance, there are no foreseen is sightline or issue of safety, in addition, accessory garages are permitted in all zones.

The Agent questioned the Planner on the condition of an approved the letter of comfort and wished to have it clarified if the letter of comfort was for the use of the laneway as a driveway, or if staff thought the garage was going to further extend to the east.

City Planner, Ms. McCloskey was not certain where the garage would be located on the property; the intention of the letter of comfort was to reflect the use of the laneway as a driveway. Intention is to ensure future access to Old Chalet Lane.

The Planner gave a brief explanation of the planning report, with a site inspection and photos of the area of the proposed garage. The relief is requested to enable setback requirements to use those set back dimensions to build what is appropriate and not have to remove rock, trees or infill. The Planner reviewed consistency with the Zoning By-law, Official Plan and Provincial Policy, and advised that the application was consistent with legislated policies.

The application was circulate din accordance with the Planning Act, no public comments were received. The Planner reviewed the comments as received by the Roads Department for a letter of comfort and the continued maintenance of the laneway being the sole responsibility of the applicant. It was the opinion of the Planner that approval of the application should be granted to construct an accessory structure closer to the lot line, with the issuance of conditions.

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.

Vince Cianci had a few thoughts on the discussion of the letter of comfort and not feels the letter of comfort was necessary to cross unopened road allowance for the use of a driveway.

There was discussion surrounding the definition of an exterior side yard, as the lot line was alongside and unopened laneway. The Planner commented that this situation arose in previous application in the Ride out area, to maintain consistency the variance to the exterior side yard was included within the application. The Planner noted that this section of the by-law would be reviewed.

The Committee discussed the creation of Part 4 on the Plan; the Agent explained that it was originally the lane where Hydro mistakenly put a pole. When the lot addition was approved by the Planning Advisory Committee n 2016, Kenora Hydro requested 7.5 metres off the lane allowance to allow for further straightening of the hydro line.

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

Mr. Gauld wanted to address the comment about the driveway- looking at the lay of the land and looking at the neighbor to the East, he did not see value in a letter of comfort.

Mr. Chaze supported the letter of comfort to ensure Mr. Edwards access in the future.

Ms. McCloskey suggested there are arguably two points of access out to the laneway and wished to have the access confirmed through a letter of comfort.

Chris Price was not supportive of the approximate values included within the application and would have appreciated actual values, questioning why there was no proposed plan, or even a conceptual drawing provided.

The Agent advised that the design will depend on what the committee approves. The Agent inferred that the letter of comfort will allow the property owner use of the laneway until such time that the Municipality required the land. The Planner confirmed with the Agent that the use of the laneway would be permitted under the letter of comfort agreement. The Planner reminded the Agent and Application that the City would not maintain their access of the laneway, and the Letter of Comfort would provide a provision as well as an insurance requirement within the agreement.

Moved by: Vince Cianci Seconded: Graham Chaze

That the Kenora Planning Advisory Committee approves Application for Minor Variance File No. D13-17-05, and that the proposal to development of an accessory

structure (garage) located 1.0 metres from the rear lot line, and 1.0 metres from the western and southeast exterior side lot lines is consistent with the four of the tests, and that approval of the application should be granted with the incorporation of the following conditions:

- The garage may not be constructed over the area of the existing driveway access.
- If the entrance to the road is proposed to change that an approval of an application for entrance permit is received.
- That approval of an application for letter of comfort is received to ensure driveway access over the portion of laneway abutting the property, as shown below.

Carried.

(vii) Adjourn

Moved by: Chris Price

That the June 27, 2017 Planning Advisory Committee meeting be adjourned at 12:46 p.m.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday June 27, 2017, are approved this 15th day of August, 2017

(i) _____
Wayne Gauld, Chair

Melissa Shaw, Secretary-Treasurer