



Meeting Minutes
City of Kenora Planning Advisory Committee
Regular meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor – Training Room
February 18, 2020
6:00 p.m.

Present:

Wayne Gauld	Chair
Ray Pearson	Member
Bev Richards	Member
John Barr	Member
Robert Kitowski	Member
Tanis McIntosh	Member
Melissa Shaw	Secretary Treasurer

Regrets:

John McDougall	Member
----------------	--------

DELEGATION:

- i. Wayne Gauld, Chair, called the meeting to order at 6:00 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 was none.
- iv. Adoption of Minutes of previous meeting
The Chair asked the Committee if there were any questions or corrections to the minutes as circulated.
 - Approved as circulated: January 21, 2020
- v. Correspondence relating to applications before the Committee.
There were none.
- vi. Consideration of Applications for Minor Variance
 - D13-20-01, Grano

The Secretary Treasurer presented the planning report. She highlighted that approval would enable the development of a front addition to the existing single detached dwelling. The location of the dwelling is considered legal non-complying since the current front yard setback is 8.53m from the front lot line and does not meet the setback per the RR-Rural Residential zone, which is 15m.

She referenced the photos in the planning report, noting that a Hydro One line spans north-south of the property, which may preclude any development off the rear of the dwelling.

There were no concerns identified by City departments and there was one public comment received, which stated that there were no concerns with the proposed development and application. No other comments had been received as of the date of the meeting.

Lastly, the Secretary Treasurer referenced Figure 5 in the planning report, as part of her evaluation. She explained that development on neighbouring properties would also be considered legally non-complying, as development was setback similar to the subject property. If the application is approved, the front addition on the subject property would maintain a setback in character with the surrounding buildings.

It was recommended that the application be approved.

Robert & Cynthia Grano, Applicants
365 Gould Road, Kenora ON

The Applicants expressed that they had nothing to add.

The Chair asked if there was anyone in the public whom wished to speak in favour of or against the application. There was none.

The Chair asked the Committee for questions.

Robert Kitowski noted that the planning report referenced the size of the addition in feet and not metres. It was clarified that the setback distances were maintained in metres within the report and only the size of the addition was noted in feet. The change in setback distance would be subject for approval and not the size of the addition itself.

The Chair asked the Committee for discussion. There was none.

Moved by: Robert Kitowski

Seconded by Bev Richards

That the application, D13-20-01 to seek relief of 8.91m from the City of Kenora Zoning By-law 101-2015, Section 4.5.3 c) - which requires that permitted uses shall have a front yard setback of 15m (minimum), be approved. Approval will allow for the development of an eight (8) foot by ten (10) foot addition to the existing single detached building located 6.09 metres from the front lot line. And that approval of the application meets the Four (4) Tests and should be approved.

- vii. Consideration of Applications for Consent
- D10-20-01, Neniska

Before presenting the planning report, the Secretary Treasurer explained to Committee members that some text from a previous application had been included under comments from the Northwestern Health Unit. The irrelevant text had since been removed and did not apply to the current application (D10-20-01).

She explained that approval of the application would sever an existing dwelling zoned R1-Residential First Density, from approximately 19 acres of RU-Rural and FD-Future Development Overlay zoned lands. The lot created would comply with the R1 zone and the retained lands would comply with the RU and FD zone provisions as well as retain reasonable access from Mt. Evergreen Road.

The Agent and Applicant stated that they believe the RU and FD zoned lands was more than 19 acres. Regardless, the retained lands would well comply with the size requirements of the RU zone.

The Secretary Treasurer also noted that use of the retained land would still be subject to the policies in the Official Plan and provisions under the Zoning By-law. A concurrent application was not applied for so the Committee would be responsible for reviewing the single application for consent to sever on its own merit.

She noted that a question was asked by a Committee member prior to the meeting, whether the lands were connected to services. It was confirmed by the Water and Wastewater Department that the R1 zoned lands are connected to municipal services with a gravity pump. The NWHU provided comments on the RU & FD zoned lands; however, the Secretary Treasurer noted that they are preliminary.

She referenced photos in the report and noted that some tree clearing had also taken place.

The Secretary Treasurer explained that as per Section 3.2 of the Zoning By-law, multiple zones on one lot are not considered as lot lines. However, on this particular property, the R1 zone boundary does follow the lot lines of Part 4 KR 566. As a result of agency and City department review, no issues were raised. No comments had also been received as of the date of the report or the day of the meeting.

It was recommended that the application be approved and provisional consent be granted, per the conditions in the planning report.

Kim Mejia, Agent
Hook Seller & Lundin LLP
Peter Neniska, Co-Applicant
805 Airport Road, Kenora ON

The Agent and Co-Applicant had nothing to add.

There was no one in the audience to speak in favour of or against the application.

The Chair asked the Committee for questions. There were none.

The Chair asked the Committee for discussion. There was none.

Moved by: Robert Kitowski

Seconded by: Tanis McIntosh

That the Kenora Planning Advisory Committee approves application D10- 20-01 for consent, lot creation for property located at 805 Airport Road, legally described as, PCL 43547 SEC KDF; PT LOCATION JA3 JAFFRAY PT 3&4, KR556, EXCEPT PT 1 KR1617, PT 2, 3, 5 & 6, 23R2840, PT 1 23R3546 & PT 1, 2 & 3, 23R11023; KENORA; and that provisional consent be granted, subject to the conditions as outlined in the planning report.

viii. New Business

- OACA Conference May 10-13, 2020

Secretary Treasurer noted that although there hasn't been further communication on the conference in terms of sessions, she would like to create a list of interested members in attending. For those travelling by vehicle, the City can cover the cost equivalent to air fare. If there are any special accommodation requests, members can inform the Secretary Treasurer.

Interested PAC members were identified as being: Bev Richards, Tanis McIntosh, Wayne Gauld. John Barr also stated that he would already be in Southern Ontario around the same time and would go if no one else could attend.

Members that have not yet attended an OACA conference would be given first priority. The Secretary Treasurer confirmed that she will also reach out to members not were not in attendance at the meeting.

She also confirmed that the next meeting date has officially been changed to March 24th, 2020. One draft application is intended to be on the agenda; however, it has yet to be circulated to departments and agencies for comment. Other applications may also be placed on the agenda if applicants come forward and pay the required fees.

The Committee also decided that the holiday dinner for 2019, which was post-phoned in December, should be scheduled in the upcoming months as it may be difficult to organize in the summer months. The Secretary Treasurer agreed to send availability requests for a date in the upcoming weeks.

ix. Adjourn

Moved by: John Barr

That the February 18, 2020 Planning Advisory Committee meeting be adjourned at 6:26 p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday February 18, 2020, are approved this 24th day of March, 2020.

Wayne Gauld, Chair

Melissa Shaw, Secretary-Treasurer

DRAFT