



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

**City of Kenora Planning Advisory Committee
Regular Meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor - Training Room
December 17, 2019
3:30 p.m.**

Present:

Wayne Gauld	Chair
Bev Richards	Member
John Barr	Member
Tanis McIntosh	Member
Melissa Shaw	Secretary Treasurer

Regrets:

Ray Pearson	Member
Robert Kitowski	Member
John McDougall	Member

DELEGATION:

(i) Call meeting to order

Wayne Gauld, Chair, called the meeting to order at 3:30pm and reviewed the meeting protocol for those in attendance.

(ii) Additions to 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 declared.

(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 were the minutes of the regular Kenora Planning Advisory Committee meeting held on November 19, 2019 (with corrections) and November 26, 2019.

(V) Correspondence relating to the application before the Committee

- **D14-19-11, K-Sports**

- The Secretary Treasurer read the public comments received from two (2) property owners within the area.

(vi) Consideration of application for Minor Variance- there were none.

(vii) Consideration of Applications for Consent

D14-19-12, the Boathouse

Alex Clark, Agent
Lakeland Consulting Services
Alexmclark57@gmail.com

Mr. Clark thanked the Committee and presented the application, a proposal to separate title of the current Boathouse Restaurant from the existing Shoppers Drug Mart., and to register an easement along the basin of the existing retaining wall, access for maintenance purposes.

Mr. Clark address the environmental concerns that were address as part of the applications preparation and review which includes a Phase 1 and Phase 2 ESA.

In 2015, the current structure known as the Boathouse Restaurant was rebuilt above flood levels in recognition of hazard lands.

The Agent identified that there are no species at risk, nor spawning habitat identified on the property or within 120 m of the subject lands.

The Agent suggested that the consent to sever complemented existing development of the area and was consistent with the PPS, the Official Plan and the Zoning By-law.

The Secretary-Treasurer presented the planning report and provided a detailed description of the application for consent to sever and create one general commercial, hazard lands, exception [47] zoned lot approximately 0.172 ha in size with reduced parking requirements as a site specific provision, and to approve an easement allowing access to the base of the retaining wall for future maintenance.

The recommendation is to approve, and provisional consent be granted subject to the provisions within the planning report.

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

The Chair asked the Committee for questions. Wayne Gauld questioned is the easement being requested was an easement for access, or for a gas line.

Alex Clark clarified that an easement for gas line already exists, the easement proposed was for access for maintenance of the retaining wall.

The Secretary-Treasurer clarified that the condition of approval is that the existing easement in favour of Northern and Central Gas Corporation Ltd. is appropriately described and transferred with the severed portion.

Bev Richard questioned the civic address on the Shoppers Property as 305 Main Street South, and in a search within the white pages, the civic address of the Boathouse is 310 Main Street South. The Member suggested that the address be amended on the recommendation.

The Secretary-Treasurer noted that the parcel is one roll number on the GIS and therefore has one civic address assigned. Once the severance occurs, an entrance permit has been requested as a condition of consent to ensure proper municipal addressing is assigned to the newly created lot.

John Barr questioned the removal of soil and the replacement of soil on the subject property, and questioned if the PHC's were consistent with gasoline.

Mr. Clark confirmed that the PHC's were consistent with oil residue from CDN tire receptacle as a result of changing and storing oil at the Canadian Tire which once existed onsite. Mr. Clark clarified that was the only area deemed to have contaminates and the area that was cleaned.

The Chair asked for discussion from the Committee, there was none.

Moved by: Tanis McIntosh

Seconded by: John Barr

That application D10-19-12 for consent to sever property located at 310 Matheson Street South, Kenora, ON be approved to enable the creation of one (1) lot zoned GC- General Commercial, HL- Hazards Lands, Exception [47], approximately 0.172 ha in size, with reduced parking requirements as a site specific provision, and provisional Consent be granted, subject to the conditions outlined within the planning report.

Carried.

(viii) New Business

D14-19-11, K-Sports

Tara Rickaby, Agent
TMER Consulting
John Derouard, Owner

The Secretary-Treasurer presented the planning report and provided a detailed description of the application.

The applicant shared that the roofing material of the new facility will not have shingles. The roof material will be either rubber or steel for environmental factors. Parking concerns have been addressed since concerns had been brought forward and onsite parking will be available for staff and customers.

The Chair asked if there was anyone in the public whom wished to speak in favour of or against the application. No members of the public came forward.

The Chair asked if the committee had any questions pertaining to the application.

John Barr asked if it is possible to have a buffer wall on the east side of the property. The applicant noted that the property is currently leased by K-Sports and the wall is dependent on what is agreed upon with the current owner.

Tanis McIntosh inquired if there is a clear understanding of which sea cans are in compliance. The applicants provided confirmation of which sea cans will be removed and which will remain.

There were no further questions.

Discussion:

It was noted that parking concerns from neighboring residents had never been communicated to the applicant. Once it was brought to their attention it was corrected and staff now parks onsite. In regards to the public comment requesting fencing; Parts 6 and 7 Plan 23R- 3102 are currently leased by K-Sports. A fence may be permitted, however the applicant as tenant would have to inquire. The Owner, John Derouard did inform the Committee that K-Sports was in the process of trying to acquire this land, and if an acquisition does occur, then a fence could be explored. The Secretary-Treasurer noted that buffering of commercial use to the neighbouring residential use (by way of fencing or plantings) shall be reviewed in site plan control.

Moved by: Bev Richards

Seconded by: Tanis McIntosh

THAT the **KENORA PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-19-11, civic address 874 and 876 River Drive, Kenora, ON; generally known as "K-Sports Marine". The purpose of the Zoning By-law Amendment is to change the zoning from R2- Residential Second Density, EP- Environmental Protection and HL- Hazard Land Zone, to TR- Tourist Recreational, EP- Environmental Protection and HL- Hazard Lands, Exception [48], to bring existing legal non-conforming use as a marina into conformity with the Kenora Zoning By-law 101-2015, and to allow for the development of a 557 m² recreational vehicle showroom with a reduced rear yard setback of 3.43 m.

Carried.

D14-19-13, 1103 Fourth Street South

Sabrina Moschler, Agent
Kendall Reimer, Agent
4FUTURE Developments, Owner

The Secretary-Treasurer presented the planning report and provided a detailed description of the application.

The Chair asked if there was anyone in the public whom wished to speak in favour of or against the application. No members of the public came forward.

The Chair asked if the committee had any questions pertaining to the application.

Clarification was sought on the City's request for an easement for sewer and water. The applicant informed the group they were in contact with the Water and Sewer department and consideration has been given for the existing infrastructure. Water will be drawn from the street. It was asked if the line at the back of the property was inactive and it was confirmed. However, access will be needed in the event it is re-activated. The easement is 3 parts as outlined in the agreement.

Discussion:

Tanis McIntosh referenced the driveway being tight and the need for traffic control. It was noted the site plan has been amended to allow for turning in the driveway.

Moved by: John Barr

Seconded by: Bev Richards

THAT the **KENORA PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-19-13, civic address 1103 Fourth Street South, Kenora, ON. The purpose of the Zoning By-law Amendment is to change the zoning from R2- Residential Second Density to R3- Residential Third Density, exception [49]. The effect of approval would allow for the development of a multiple attached dwelling containing four (4) units and to permit an accessory structure to be located closer to the street than the main building.

Carried.

(ix) Adjourn

Moved By: John Barr

That the December 17th, 2019 Planning Advisory Committee meeting be adjourned at 4:36pm.

Minutes of the Planning Advisory Committee meeting, Tuesday December 17, 2019 are approved the January 21, 2020.

Wayne Gauld, Chair

Melissa Shaw, Secretary- Treasurer