



City of Kenora  
Planning Advisory Committee  
1 Main Street South  
Kenora, Ontario P9N 3X2

MINUTES

**CITY OF KENORA PLANNING ADVISORY COMMITTEE**

July 20, 2004

REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD  
PLANNING, BUILDING AND ENGINEERING BUILDING  
8:15 P.M.

Present:

A. Mior	Chair
James. Tkachyk	Vice Chair
T. Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Jim Day	Member
J. Port	Secretary-Treasurer
T. Rickaby	Assistant Secretary Treasurer

Regrets:

Pat Pearson, Member

I. CALL MEETING TO ORDER

Art Mior called the July 20, 2004 City of Kenora Planning Advisory Committee meeting to order at 8:15 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

**Moved by: James Tkachyk Seconded by: Terry Tresoor**  
**THAT** the minutes of the Planning Advisory Committee June 15, 2004 be approved as amended.

**CARRIED**

Corrections: Mover and Seconder to B08/04 Alcock added.  
Business Arising : None

IV. APPLICATIONS:

1. **Application for Consent No. B09/04 Weare**

Committee discussed the zoning – will be changed to RR through the consolidation of the three zoning by-laws. The size of the lot and character of the neighbourhood make this a viable option.

**Moved by: Terry Tresoor Seconded by: Wayne Gauld**  
**THAT** the application for consent no. B09/04 Weare be given provisional consent as follows:  
The application is for a lot addition. It is recommended that this application for consent be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. Three original copies (not a photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
4. That a letter be received from Bell Canada indicating that there are adequate utility easements for the subject property.

If the conditions to consent approval are not fulfilled within one year of the date on this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

**CARRIED**

**2. Application for Consent No. B10/04 Campbell**

The Committee discussed the history of the property.

**Moved by: Jim Day      Seconded by: Randy Hanstead**  
**THAT** the application for consent no. B10/04 Campbell be given provisional consent as follows:

The application is for the creation of private right-of-way easement. It is recommended that this application for consent be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. Three original copies (not a photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.

**CARRIED**

**3. Application for Consent No. B11/04 Alcock Estate**

The Committee discussed the condition to bring the property into compliance with the residential zone by cleaning up and removing scrap etc.

The property requires rezoning and could be applied for or included in consolidation process, dependent on Estate.

The wells should be decommissioned in order to avoid contamination and for safety reasons. Planning Dept. to check with MOE re. process.

**Moved by: James Tkachyk      Seconded by: Wayne Gauld**

**That the application no. B11/04 Alcock Estate** be given provisional approval as follows:

The application is for the creation of one residential lot. It is recommended that this application for consent be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. Three original copies (not a photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
4. That the transferor and the transferee not be the name of the same person on the Transfer/Deed of Land Form.
5. That the Applicant provides a letter from the City of Kenora Operations Department indicating that each residence is connected to municipal sewer and water.
6. That a letter be received from the Zoning Administrator indicating that the outdoor storage and derelict vehicles and scrap metal have been removed.
7. If the new comprehensive zoning by-law is not approved within 365 days of the date of approval of the consent, then a zoning by-law amendment from RR to R1 is required.
8. Wells on each the severed and retained property to be decommissioned per Provincial standards.

**Carried**

OLD BUSINESS:

1. Application for Subdivision – S01/03 NW Counselling – Review of red-lined plan

Jeff Port reviewed the changes with the Committee: 1) reduction from 18 lots to 14 lots per recommendation of NWHU 2) access road will have a bend in it in order to avoid large outcrop of bedrock – require comments from Roads Supervisor 3) access road to property to north – need to review for functionality and impact on residential use in future 4) access from cul-de-sac to abutting property – Applicant will be talking with abutting property owner. City may require 1 foot strip around whole road to ensure integrity of use.

VI. NEW BUSINESS:

1. **Questions from Property and Planning Committee minutes –**

None.

VII. ADJOURN

Moved by: Terry Tresoor

**THAT** the July 20, 2004 Planning Advisory Committee, be adjourned at 9:20 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 17<sup>th</sup> DAY OF AUGUST, 2004

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CHAIR

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SECRETARY-TREASURER



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**City of Kenora**  
Planning Advisory Committee  
1 Main Street South  
Kenora, Ontario P9N 3X2

MINUTES  
COMMITTEE OF ADJUSTMENT  
July 20, 2004  
REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD  
PLANNING, BUILDING AND ENGINEERING BUILDING  
9:21 P.M.

Present:

A. Mior	Chair
James. Tkachyk	Vice Chair
T. Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Jim Day	Member
J. Port	Secretary-Treasurer
T. Rickaby	Assistant Secretary Treasurer

Regrets:

Pat Pearson, Member

I. CALL MEETING TO ORDER:

Art Mior called the July 20, 2004 City of Kenora Committee of Adjustment meeting, to order at 9:21 p.m.

- II. CONFLICT OF INTEREST: Wayne Gauld declared a conflict with Application A06/04 Otis and requested that the matter be left to the end of the meeting, when he will leave the meeting.

III. MINUTES:

**Moved by: Wayne Gauld      Seconded: Jim Day**

**THAT** the minutes of the Committee of Adjustment of June 15, 2004 be adopted as amended.

**CARRIED**

Corrections: Change date at closing of meeting.

IV. APPLICATION:

1. Application for Minor Variance No. A07/04 Alcock  
Application a result of condition of approval for consent B08.04.

**Moved by: Terry Tresoor      Seconded by: Randy Hanstead**

**THAT the application for minor variance no. A07/04 Alcock be approved without condition.**

**Carried**

2. Application for Minor Variance No. A08/04 Ficek  
The Committee discussed lot coverage and parking. The three sheds will have to be removed. There will be minimal impact if the application is approved because there is only one abutting neighbour.

Accessibility issues require some flexibility.  
Traffic issues are separate issue – in actuality, traffic travels over the corner of the subject property.  
The Planning Department is to pass along the concerns brought forward, respecting traffic issues, to both KPS and Operations.

**Carried**

**Moved by: Terry Tresoor      Seconded by: James Tkachyk**  
**THAT the application for minor variance no. A08/04 Ficek be approved with conditions.**

9:50 p.m. Wayne Gauld left the meeting.

**3. Application for Minor Variance No. A06/04 Otis**

The Committee discussed the current parking and history of the property. There is question as to how the septic field will be accessed for servicing. The Committee requires further information and will request an amended site plan and invite the Applicant to the next meeting.

**Moved by: Terry Tresoor      Seconded by: Jim Day**  
**THAT the application for minor variance no. A06/04 Otis be tabled until more information is received by the Committee.**

**Carried**

V. OLD BUSINESS:

- 1. None.

VI. NEW BUSINESS:

None

VII. ADJOURN:

**Moved by: Terry Tresoor**  
**THAT** the July 20, 2004 Committee of Adjustment meeting be adjourned at 10:07 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 17<sup>th</sup> DAY OF AUGUST, 2004

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CHAIR

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SECRETARY-TREASURER