



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

MINUTES

CITY OF KENORA PLANNING ADVISORY COMMITTEE

October 19, 2004

REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
8:04 P.M.

Present:

A. Mior	Chair
James. Tkachyk	Vice Chair
T. Tresoor	Member
Wayne Gauld	Member
Pat Pearson	Member
Jim Day	Member
J. Port	Secretary-Treasurer

Regrets:

Randy Hanstead, Member
T. Rickaby, Assistant Secretary Treasurer

I. CALL MEETING TO ORDER

Art Mior called the October 19, 2004 City of Kenora Planning Advisory Committee meeting to order at 8:04 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: James Tkachyk Seconded by: Jim Day

THAT the minutes of the Planning Advisory Committee September 21, 2004 be approved as distributed.

CARRIED

Corrections: None

Business Arising : None

IV. APPLICATIONS:

1. **Application for Consent No. B17/Herbacz**

Moved by: James Tkachyk Seconded by: Wayne Gauld

THAT the application for consent no. B17/04 Herbacz be approved with the following conditions:

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.

Note:

1. No future severance will be considered from the retained parcel.
2. "No assessment has been made for quality nor quantity of groundwater. The waters of the Laureson Lake should not be used for human consumption unless they have been treated to the standards of the Ministry of the Environment or Ministry of Health before use."

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. B18/04 Mineault

Moved by: Terry Tresoor Seconded by: Pat Pearson
THAT the application for consent no. B18/04 Mineault be given provisional consent as follows:

The application is for the creation of three new lots. 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 executes a development agreement with the City of Kenora for the construction of a new municipal road, and utility services.

6. That a letter be received from Bell Canada indicating that there are adequate utility easements for the subject property.
7. That the three (3) new residential lots be rezoned from RU - Rural to RR - Rural Residential.

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.

"No assessment has been made for quality nor quantity of groundwater. The waters of the Black Sturgeon Lake should not be used for human consumption unless they have been treated to the standards of the Ministry of the Environment or Ministry of Health before use."

CARRIED

1. Application for Consent No. B19/04 Keshen

Discussion ensued with respect to a site specific designation for Lots 121, 122 and 123, with a 20 metre setback.

Moved by: Wayne Gauld

Seconded by: Jim Day

That application for consent no. B19/04 Keshen be approved with the following conditions:

The application is for a lot addition and an easement across Lot 22, in favour of Lot 121, for water/sewer services.. 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. A letter be received from Kenora Hydro indicating that there are satisfactory easements and/or service connections for Lots 122 and 121.
5. A lease for twenty one (21) years, less a day, be executed and registered on title in order to accommodate the encroachment of the building located on Lot 121 and Lot 122.

OLD BUSINESS:

VI. NEW BUSINESS:

1. Dixon proposed consent –

The Planning Advisory Committee is reticent to reduce the lot size due to the fact that it establishes a precedent. The Committee would prefer a lot as close to 2 acres in size as possible.

2. Questions from Property and Planning Committee minutes –

Nothing to report

3. December meeting /dinner – Dec 14th?

The Committee would like to move the December meeting to the 14th and try to schedule the dinner for the same night.

VII. ADJOURN

Moved by: Terry Tresoor

THAT the October 19, 2004 Planning Advisory Committee, be adjourned at 9:29p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF NOVEMBER, 2004

CHAIR

SECRETARY-TREASURER



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

MINUTES
COMMITTEE OF ADJUSTMENT
October 19, 2004
REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
9:30 P.M.

Present:

A. Mior	Chair
James. Tkachyk	Vice Chair
T. Tresoor	Member
Wayne Gauld	Member
Pat Pearson	Member
Jim Day	Member
J. Port	Secretary-Treasurer

Regrets:

Randy Hanstead, Member
T. Rickaby, Assistant Secretary Treasurer

I. CALL MEETING TO ORDER:

Art Mior called the October 19, 2004 City of Kenora Committee of Adjustment meeting, to order at 9:30 p.m.

II. CONFLICT OF INTEREST:

III. MINUTES:

Moved by: Jim Day Seconded: Pat Pearson

THAT the minutes of the Committee of Adjustment of September 21, 2004 be adopted as distributed.

CARRIED

Corrections: None

IV. APPLICATION:

1. Application for Minor Variance No. A11/04 Twin 11

The City Planner indicated that most of the other municipalities sampled have parking stall sizes smaller than the 3x6 metres in By-law No. 50-91. Mr. Tkachyk indicated concerns with stalls 19, 27 and 36. Concerns were also expressed over numbers 1 and 20 (small car). Redesign is required to include stall sizes per the by-law. The application will be tabled pending answers on issues with smaller stalls.

Moved by: Pat Pearson Seconded by: Terry Tresoor

THAT application for minor variance no. A12/04 Twin 11 be tabled to the next regular meeting to answer Committee's questions.

CARRIED

1. Application for Minor Variance No. A13/04 Stasiuk

Discussion with respect to the covered porch; that 1.5 metres was acceptable due to the fact that the porch itself is one storey. Concern was with the exterior side yard.

Moved by: Terry Tresoor Seconded by: James Tkachyk

That application for minor variance no. A13/04 Stasiuk be approved to provide relief from the exterior side yard requirement of 2.5 metres for a two storey residence to 1.6 metres for a variance of 0.9 metres.

To reduce the requirement from 3.75 metres to 2.99 metres for a variance of .76 metres.

CARRIED

V. OLD BUSINESS:

- 1. Application for Minor Variance No. A10/03 Pencoff - Tabled

VI. NEW BUSINESS:

- 1. Sleep cabins – Size/number in proposed new by-law. Tabled

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the October 19, 2004 Committee of Adjustment meeting be adjourned at 10:24 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF NOVEMBER, 2004

CHAIR

SECRETARY-TREASURER