

PROPERTY AND COMMUNITY PLANNING COMMITTEE

MINUTES

Thursday, May 20, 2004 **10 a.m.**
Council Chambers

Present: Len Compton, Jeff Port, Grant Carlson, Art Mior, Colin Wasacase
Tara Rickaby, Bill Preisenzanz, Ingrid Parkes, Rory McMillan

Guest: Don Cameron, CAO, LOWBIC

Counillor Compton called the meeting to order at 10:09 a.m.

- 1. Adoption of Minutes**
Councillor Compton requested that “and purchase same” be added to item 13 of the May 6, 2004 minutes, second paragraph.
Moved by: Len Compton Seconded by: Ingrid Parkes
THAT the minutes of the May 6, 2004 minutes be adopted as amended.
- 2. Declaration of Pecuniary Interest**
Councillor Compton declared a conflict of pecuniary interest with item 5 Gordon Subdivision, as both a lawyer and a realtor.
- 3. Additions to the Agenda**
Councillor McMillan requested the addition of “Meeting Time” as item number 11 and one item for an “in camera” discussion.
- 4. Zoning By-law - Update**
Planning Department met with both the Planning Advisory Committee and Building Department to further review the draft by-law. The definition section is complete.
Public meetings are scheduled for May 27th from 7 to 9 pm at the Travelodge and May 29th from 9-12 noon, also at the Travelodge.
- 5. Gordon Subdivision**
Nothing to report.
- 6. LOWBIC service agreement**
Mr. Don Cameron opened by commenting that the economic development model which LOWBIC and the City of Kenora operate under is a good one and works well. The Mayor and Council support LOWBIC’S economic development activities.
In general, this year’s service agreement is proposed to be similar to that of last year. Economic development by LOWBIC includes initial contacts and data collection to projects such as industry recruitment, telecommunications and value-added wood projects.

Tourist services are provided out of both the East Highway Tourist Centre and the Thistle Pavilion. A customer service program is being provided in partnership with area schools, the "Tourist of the Week" and free parking promotions are run throughout the summer months. LOWBIC also coordinates with Sioux Narrows-Nestor Falls and Morrison to publish the "Lake of the Woods Book", and attends several travel shows in the mid-Western United States. Councillor Compton suggested that LOWBIC considers attending the show in Osh Kosh WI next year as it attracts approximately 1 million people per week.

Marketing efforts include the youth retention promotion which was recently rolled out, showcasing local young entrepreneurs who have returned to the City of Kenora. Councillor Wasacase suggested that the promotion feature all professions. Perhaps other private sector partners would consider participating in the program.

Special events and "quality of life" programs being run from LOWBIC offices include the "Green Team" and bottle return project. The Street Patrol does the bulk of the equipment management and erecting the tent. LOWBIC will be sending a letter to the City stating that this will be the last year that the agency manages this arm of special events.

Don suggested that the Economic Development contact information in the City's "blue pages" be changed to reflect the Economic Development Officer's telephone number. Discussion arose and it was decided that there will be a meeting to discuss the protocol for economic development telephone inquiries and how to improve or promote the web site as a tool. LOWBIC will provide a "tally" of the number of jobs created over the past two years against the goal of 1,000 jobs. This will be monitored by the Economic Development Committee of LOWBIC.

Councillor Wasacase thanked Mr. Cameron for his report and reminded him that Grant Carlson's position on this committee is as a liaison person between Council and LOWBIC. He commended LOWBIC on its efforts over the past year.

Mr. Cameron added that the first quarterly report will be delivered next week, and requested that Council again consider extending the term of the contract..

7. Zoning By-law Amendment No. Z04/04 Kirkpatrick

Jeff Port reviewed the Planning Report, previously distributed, commenting that both the Planning Department and the Planning Advisory Committee recommend approval of this application to rezone from R1 to R2.

Mr. Port referred to an application last year, similar in nature because both homes indicate a single family dwelling from the exterior, however this Applicant has provided letters of support from both abutting neighbours, a neighbour across the street and two others.

Discussion to place with respect to the trend to suites within homes to provide care for aging parents etc.

Councillor Compton commented that precedent should always be researched and that rezoning applications should not be taken on a case-

by-case basis. Mr. Mior explained that the PAC does consider precedent, especially if there are concerns with the application.

The Committee debated whether or not a specific square footage should be used as a gauge for appropriateness of an application. Mr. Mior indicated that an average senior housing apartment is between 500-600 square feet in size.

Councillor Compton requested that, in the future, the PAC call for a recorded vote on applications in order to give Council an indication of whether or not there was any debate on the issue. Although a member of the Committee would have to call for the vote, this will be discussed at the next PAC meeting.

8. Strategic Planning

Councillor Compton contacted a prospective facilitator who will review the original terms of reference and final document before deciding whether or not to accept the City's proposal.

9. Zoning By-law Amendment Z05/04 KACL

Applicant proposes to reduce the zoning from C1 – Local Commercial to R1*4, to permit professional offices, life skills training and day nurseries. The Planning Advisory Committee has reviewed the application presents the following:

Moved by: Terry Tresoor Seconded by: Randy Hanstead

THAT Application for Zoning By-law Amendment No. Z05/04 be recommended for approval by City Council.

CARRIED

10. Lot Development – Industrial Park

A letter was received from the LOWBIC Economic Development Committee Chairman recommending that the industrial park lot be developed in a preliminary manner, including removing of trees and brush and some grubbing, on order to provide prospective purchasers with a better idea of the site and with a faster start up after purchase. Also recommended were some cost-recovery methods.

Grant Carlson is to contact the prospective client to determine whether or not he is willing to sign an agreement of purchase and sale, conditional on the clearing and grubbing be complete. He is also to proceed with a valuation of the timber and gravel on site; he and Jeff Port will coordinate on a quote requesting valuation .

11. Meeting Times

Councillor McMillan indicated that it was his impression that this meeting time was to be reviewed and possibly pushed back to a 9 a.m. start, in order to facilitate another department meeting.

Meeting time will continue to be 10 a.m.

Moved by Len Compton, Seconded by Rory McMillan, and Carried:-

THAT this meeting be now declared closed at 11:40 a.m.; and further

THAT the Committee adjourns to a Closed Meeting to discuss the following:

- **pending acquisition of land; security of municipal property**

ACTION REQUIRED FROM CLOSED MEETING:

Security of municipal property

- **Easements for Access – 104 Government Road**

Recommendation:

THAT the Council of the Corporation of the City of Kenora releases the easement for access over Part 2 on Plan 23R-3481, and;

THAT any legal, transfer, cost of registration or any other cost associated with the transfer be borne by Changes Recovery Home; and further

THAT the Mayor and Clerk be given approval to sign the documents required to transfer said easement.

12. Meeting adjourned at 12:02 p.m.

Next meeting : June 3, 2004 10a.m. Council Chambers