

PROPERTY & COMMUNITY PLANNING COMMITTEE

MINUTES

Thursday, December 2, 2004

10 a.m.

Council Chambers

Present: Len Compton, Jeff Port, Bill Preisenz, , Tara Rickaby, Grant Carlson, Rory McMillan, Colin Wasacase
Regrets: Art Mior

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

1. Adoption of Minutes – October 28, 2004

Moved by: Grant Carlson Seconded by: Len Compton

THAT the minutes of the October 28, 2004 minutes be adopted as distributed.

CARRIED

2. Declaration of Pecuniary Interest

None

3. Additions to the Agenda

None

4. Zoning By-law/Official Plan – Date for next meeting and report

Jeff Port reported that statutory public meeting for the introduction of the new comprehensive zoning by-law was held on November 22, 2004; the comments of two individuals were heard. Barbara Shumka provided some editing comments while Bob Fairfield indicated that he is concerned with non-commercial farms in the RR – Rural Residential zone being limited to properties larger than 5 acres or 2 hectares.

There is one issue left in the Official Plan to be discussed further with the Ministry of Municipal Affairs and Housing; identification of properties considered to be areas of high mineral content.

5. Private Road Agreement

Jeff Port commented that the report and agreement before Council was drafted from a generic agreement which has been reviewed by the Municipal Solicitor. The agreement covenants the Owner of certain lands not to request municipal services nor tax relief because of the lack of municipal services, in order to be able to create a new lot on a private road. The agreement is registered on title and addresses future heirs and assigns and holds the City harmless.

The generic agreement will be brought to this Committee in the future for review and comment with respect to processing etc.

The agreement between the City of Kenora and Helen B. Heivilin Hodel will proceed to Committee of the Whole.

6. Private Roads Policy

The City Planner has prepared a draft policy, which has had some review by the Operations Manager. Councillor Compton requested that “private road” be defined in order to mirror the Municipal Act; the City will discourage transfer of private roads, including roads which public funds were expended, [for maintenance purposes], before January 1, 2003.

The final draft will include a generic agreement and will be prepared for the next Property and Planning Committee meeting.

7. Island View Condominiums – Development Agreement

The development/site plan agreement is a result of several meetings with the developers.

The Planning Department will consult with the Municipal Solicitor with respect to the developer preparing the agreements in the future, with parameters set by the City.

Some discussion arose respecting the process of accepting the works; the internal policies of the City of Kenora include regular inspections of works in addition to “as built” drawings, stamped by an engineer, being provided to the City.

8. Land Disposition Policy

This policy incorporates the current sale of land by-law. The City Clerk is sending it to Fred Dean for review. This policy will address sale, lease and optioning of municipal property.

Councillor Compton suggested that there is too much detail in the policy, which may be too restrictive in the future.

Bill Preisntanz indicated that there is some overlap between policy and procedure.

The next draft will be prepared for the next Property and Planning Committee meeting.

9. LOWBIC – 3rd Quarter Report and 2005 Service Agreement

The report has been circulated to Council.

Councillor McMillan acknowledged that a service agreement should be in place, however that the circumstances of the reorganization require that some latitude be given as to when the agreement will be negotiated.

Moved by: Len Compton Seconded by: Colin Wasacaw

THAT the Planning and Property Committee recommends acceptance of the LOWBIC 2004 Quarter 3 Report as submitted by Don B. Cameron November 17, 2004.

10. Dedication of lands for purposes of easement - Faults

Jeff Port explained that, as a condition of consent for a lot addition, easements have to be given, in favour of the City of Kenora for sewer/water, hydro and telephone.

This item is to be forwarded to Committee of the Whole.

Motion required adjourning to Closed Meeting (11:25 am)

Moved by: Len Compton Seconded by: Grant Carlson

THAT this meeting now be declared closed; and further

**THAT this Committee adjourns to a Closed Meeting to discuss the following:
matters of security of municipal property and acquisition of land.**

Next meeting, Thursday, ,December 16, 2004, 10 a.m., Council Chambers

The meeting adjourned at 11:55 a.m.