

# PROPERTY AND COMMUNITY PLANNING COMMITTEE

## MINUTES

**Thursday, December 16, 2004**

**10 a.m.**

**Council Chambers**

Present: Len Compton, Jeff Port, Bill Preisenz, Jeff Port, Tara Rickaby,  
Grant Carlson, Colin Wasacase, Wayne Gauld

Regrets: Rory McMillan

Counillor Wasacase called the meeting to order at 10:05 a.m. He welcomed Wayne Gauld to the meeting.

**1. Adoption of Minutes – December 2, 2004**

**Moved by: Len Compton      Seconded by: Colin Wasacase**

THAT the minutes of the December 2, 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 introduced Wayne Gauld as the alternate member for the Kenora Planning Advisory Committee.

The new Comprehensive Zoning By-law No. 160-2004 was passed on December 13, 2004 and will come into force once the Ministry of Municipal Affairs approves the Official Plan. The modifications for the Official Plan will be into the Thunder Bay office next week. The appeal period for the zoning by-law law ends on January 4, 2005.

Discussion arose surrounding a complaint respecting the requirement of a landowner to have over 5 acres of land before being permitted a non-commercial farm in the Rural Residential Zone. The residents who attended the meeting on November 22, 2004 have been circulated the notice of passing, which includes the requirements for filing an appeal.

**5. Private Road Agreement**

Jeff Port referred the Committee to the agreement approved at the last Council meeting, authorizing the entering into an agreement with a property owner who applied for consent on a private road. This agreement is generic and the Planning Department would like it approved as a template and have Council approve administration to sign the agreement on behalf of the City. This agreement will be used only when there is an application for consent which is given conditional

approval. It will be registered on the title of the properties involved. The Committee recommends that a definition of "private road" be included in the preamble of the agreement.

The agreement will be sent to Committee of the Whole for approval.

**6. Private Roads Policy**

Jeff Port reported that the policy has not been completely reviewed by the Operations Manager and the Roads Supervisor. A report and recommendation will be ready for the first meeting in January.

**7. Island View Condominiums – Development Agreement**

Jeff Port explained that the plans for the building indicate that it sits on four different lots or pieces of property. The lands must be consolidated but he will confer with the Municipal Solicitor to decide which way to proceed.

**Motion required adjourning to Closed Meeting (10:35 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, ,January 13, 2005, 10 a.m., Council Chambers**

The meeting adjourned at 11:40 a.m.