



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

MINUTES

CITY OF KENORA PLANNING ADVISORY COMMITTEE

January 18, 2005

REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
7:14 P.M.

Present:

A. Mior	Chair
T. Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Pat Pearson	Member
Jim Day	Member
J. Port	Secretary-Treasurer
T. Rickaby,	Assistant Secretary Treasurer

Regrets: James. Tkachyk Vice Chair

I. CALL MEETING TO ORDER

Art Mior called the January 18, 2005 City of Kenora Planning Advisory Committee meeting to order at 7:14 p.m.

II. CONFLICT OF INTEREST: None

DELEGATION

III. MINUTES:

Moved by: Jim Day Seconded by: Randy Hanstead

THAT the minutes of the Planning Advisory Committee December 14, 2004 be approved as amended.

CARRIED

Corrections: Date of acceptance of minutes – January 18, 2005

Business Arising:

IV. APPLICATIONS:

1. **Application for Consent No. B22/04 Kozie**

The application represents infilling on Airport Road. The planning issues were dealt with in application no. B11/04.

Moved by: Terry Tresoor Seconded by: Randy Hanstead

THAT application for consent no. B22/04 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 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 installs municipal sewer and water services to the proposed lot, and that the installed services be approved in writing by the Operations Department.
- 6) That the Roads Superintendent indicate, in writing, that there is adequate location for a driveway entrance.

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. B01/05 Kaufmann

Moved by: Jim Day Seconded by: Wayne Gauld

THAT application for consent no. B01/05 Kaufmann be refused because further division of property does not meet the provisions of Section 5.3 of the Official Plan.

CARRIED

OLD BUSINESS:

1. Application for Consent B21/04 Excel –

The Committee discussed other applications which were dealt with by first processing zoning by-law amendment applications.

Moved by: Pat Pearson Seconded by: Terry Tresoor

THAT application for consent B21/04 Excel be tabled pending the proponent making application for Official Plan and Zoning By-Law amendments to the City of Kenora for the subject property, and; Further that, a final decision on the application for consent to sever not be made until such time as City Council makes a decision on said Official Plan and Zoning By-Law amendments.

VI. NEW BUSINESS:**1. Proposed application for consent – Airport Road re. B11/02 McGinn**

Jeff reminded the Committee of two other applications for consent respecting this property; both lapsed, creating a situation where consent has been approved, a reference plan completed and no transfer took place.

The property owner proposes to divide the property again, because the zoning has changed and there are municipal sewer and water services available.

The Committee would consider land division for the existing reference plan, which has already been approved.

2. Questions from Property and Planning Committee minutes

The Committee discussed the remaining issues for approval of the Official Plan; the Zoning By-law was passed and there were no appeals. Island View development agreement and a private roads assumption policy were also discussed.

3. Election of Chair

Art Mior turned the meeting over to Jeff Port to accept nominations and carry out a vote for Chair and Vice-Chair.

Jeff called for nominations for Chair. Terry Tresoor nominated Art Mior. Jeff asked for further nominations; none heard, nominations were closed.

Moved by: Pat Pearson

Seconded by: Terry Tresoor.

That nominations be closed.

Art Mior accepted the nomination.

CARRIED

Jeff called for nominations for Vice Chair. Terry Tresoor nominated James Tkachyk. Jeff asked for further nominations; none heard, nominations were closed.

Moved by: Jim Day

Seconded by: Randy

Hanstead

that

nominations be closed.

As James Tkachyk was absent from the meeting, the position will be held open until he has a chance to either accept or decline the nomination.

Jeff Port turned the meeting back over to Art Mior.

4. Applications for rezone

Application No. Z01/05 Gagne – Jeff Port described the application.

The Committee discussed the use in a residential area versus a home occupation and the impact of parking and the character of the neighbourhood.

Moved by: Terry Tresoor

Seconded by: Pat Pearson

THAT the Kenora Planning Advisory Committee hereby recommends to Council that the application be refused for the following reasons: i) change to the character of the neighbourhood and (ii) the impact of parking in an area in which parking is already an issue.

CARRIED

Application No. Z02/05 KACL

Tara Rickaby described the application; indicating that the zoning will permit the same uses as all other buildings owned and by the Association and that, to date, there has never been an issue brought forward with any of the existing buildings.

There is adequate parking on site and other parking provided in the main parking lot across the street from the subject property.

Moved by: Terry Tresoor Seconded by: Jim Day

THAT the Kenora Planning Advisory Committee hereby recommends to Council that the application be approved without conditions.

CARRIED

Application No. Z03/05 Thomson

Tara Rickaby described the application; the property has been non-conforming since it was constructed in the late 1980's and the applicant proposes to bring it into compliance with the by-law. There will be no changes made to the property/buildings.

Moved by: Wayne Gauld Seconded by: Terry Tresoor

THAT the Kenora Planning Advisory Committee hereby recommends to Council that the application be approved without conditions.

CARRIED

VII. ADJOURN

Moved by: Terry Tresoor

THAT the January 18, 2005 Planning Advisory Committee, be adjourned at 8:53 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF February, 2005

CHAIR

SECRETARY-TREASURER



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

MINUTES
COMMITTEE OF ADJUSTMENT
January 18, 2005
REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
8:54 P.M.

Present:

A. Mior	Chair
T. Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Pat Pearson	Member
Jim Day	Member

J. Port	Secretary-Treasurer
T. Rickaby,	Assistant Secretary Treasurer

Regrets: James. Tkachyk Vice Chair

I. CALL MEETING TO ORDER:

Art Mior called the January 18, 2005 City of Kenora Committee of Adjustment meeting, to order at 8:54 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

Moved by: Wayne Gauld Seconded by: Jim Day
THAT the minutes of the December 14, 2004 meeting be approved as distributed.

CARRIED

Corrections: None

IV. APPLICATION:

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the January 18, 2005 Committee of Adjustment meeting be adjourned at 9:00 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF FEBRUARY, 2005

CHAIR

SECRETARY-TREASURER