



City of Kenora
Planning Advisory Committee
60 Fourteenth Street N.
Kenora, ON P9n 4M9

MINUTES

CITY OF KENORA PLANNING ADVISORY COMMITTEE

February 15, 2005

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
7:05 P.M.

Present:

Art Mior	Chair
James. Tkachyk	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Pat Pearson	Member
Jim Day	Member
Jeff Port	Secretary-Treasurer
Tara Rickaby	Assistant Secretary Treasurer

Regrets: Randy Hanstead, Member

DELEGATIONS

David Fortner, of 1052 Airport Road, approached the Committee to consider a possible consent of property which was described in a reference plan in 1999 as a condition of a consent. That consent lapsed, as did a subsequent re-application. Mr. Fortner is the owner of a singled 10 acre parcel, which is divided on the reference plan, into two 5 acre lots. He proposes to divide 5 acre part on the reference plan which is to the east of his residence. He presented a letter to the Committee outlining his request.

Barry Sadler, representing Moncrief Construction, attended in order to review an application for a twelve lot subdivision off of the Peterson Road. The proposal includes two lots fronting Black Sturgeon Lake and ten "backshore" lots, with a view of the lake. The proposal includes a re-alignment of the Peterson Road.

Mr. Sadler has been in contact with the Northwestern Health Unit. A site inspection will be required, however is not possible until the snow is gone. The Committee suggested that the survey be prepared after the NWHU has inspected the area, in case there are changes to lot configurations presented to the Committee tonight.

I. CALL MEETING TO ORDER

Art Mior called the February 15, 2005 City of Kenora Planning Advisory Committee meeting to order at 7:58 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: James Tkachyk Seconded by: Pat Pearson

THAT the minutes of the Planning Advisory Committee January 18, 2005 be approved as distributed.

CARRIED

Corrections: None

Business Arising: None

IV. APPLICATIONS:OLD BUSINESS:

1. **Application for Consent B01/05 Kaufmann** –
Appealed to the OMB.
2. **Election of Chair** – As Mr. Tkachyk was nominated in absentia at the January meeting, he was asked whether or not he accepted the position of Vice Chair. Mr. Tkachyk accepted the nomination.
3. **Application for Consent No. B21/04 Excel** – As of today, the Planning Department has not received either an application for zoning by-law amendment or an application for an official plan amendment.
4. **Fortner Proposed Consent** - The Committee requires further information and therefore an application must be made in order to circulate to the Operations and Roads Departments, for comment and recommendations.

VI. NEW BUSINESS:

1. **Proposed application for subdivision – Peterson Road**
The Committee discussed lot size and a possible re-configuration after the Northwestern Health Unit inspects the area, as well as the access for the four westerly lots.
2. **Questions from Property and Planning Committee minutes**
Pat Pearson asked how many units are being built in the Island View Condo project. Jeff indicated that there are 37 units.
3. **Application for Zoning By-law Amendment Z04/05 Spicer**
The Committee discussed the parking requirements, appropriateness of commercial development in this area at this time, incremental commercial development, safety of pedestrians and traffic congestion;

Moved by: Terry Tresoor Seconded by: James Tkachyk
 THAT the Kenora Planning Advisory Committee does not recommend the approval of this application for the following reasons: 1) the incremental nature of the spot-zoning to a commercial use in a residential area; 2) traffic congestion and associated hazards to pedestrian traffic crossing from an area with parking metres to the

proposed retail outlet, without the benefit of a cross-walk in a busy location; and 3) lack of on-site parking.

CARRIED

VII. ADJOURN

Moved by: Terry Tresoor

THAT the February 15, 2005 Planning Advisory Committee, be adjourned at 9 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF March, 2005

CHAIR

SECRETARY-TREASURER



City of Kenora
Planning Advisory Committee
60 Fourteenth Street N.
Kenora, ON P9N 4M9

MINUTES
COMMITTEE OF ADJUSTMENT
February 15, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth Street N.
OPERATIONS CENTRE BUILDING
9:01 P.M.

Present:

Art Mior	Chair
James. Tkachyk	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Pat Pearson	Member
Jim Day	Member
Jeff Port	Secretary-Treasurer
Tara Rickaby	Assistant Secretary Treasurer

Regrets: Randy Hanstead, Member

I. CALL MEETING TO ORDER:

Art Mior called the February 15, 2005 City of Kenora Committee of Adjustment meeting, to order at 9:01 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

Moved by: Terry Tresoor

Seconded by: Jim Day

THAT the minutes of the January 18, 2005 meeting be approved as distributed.

CARRIED

Corrections: None

IV. APPLICATION:

1. Application for Minor Variance No. A01/05 Hando

The Committee agreed that this was a "technical" application.

Moved by: James Tkachyk

Seconded by: Wayne Gauld

THAT the City of Kenora Planning Advisory Committee approves application for minor variance no. A01/05 Hando, to give relief to the lot size requirements by approving a reduction in lot size from .8 ha to .74 ha, for a variance of .06 ha.

CARRIED

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the February 15, 2005 Committee of Adjustment meeting be adjourned at 9:25 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF MARCH, 2005

CHAIR

SECRETARY-TREASURER