



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

MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE
May 17, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:15 P.M.

Present:

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

Regrets:

DELEGATIONS

7:51 David Fortner Re. Application for Consent No. B02/05 Fortner
Jeff Port reviewed the file to date and brought forward the comments of the Road Supervisor and the Operations Manager.

The Road Supervisor commented that, due to sight lines and safety considerations, there would not be two entrance permits issued. The Operations Manager echoed this concern and also commented that drainage would likely be an issue if driveways would have to be infilled etc.

Mr. Fortner commented that the Road Supervisor's previous comments didn't include the issues on the table now. Mr. Port reminded him that the previous comments were based on the creation of the previously approved lot.

Discussion ensued with respect to the requirement of a new application if the lot lines are further amended. The Committee decided that if Mr. Fortner wishes to create the lot which was approved as part of the original consent in the late 1990's, there would be no further application necessary, however if he wished to further amend the lot lines, a new application would be necessary, with the associated fee of \$250.00.

Mr. Fortner left the meeting at 8:14 p.m.

I. CALL MEETING TO ORDER

Art Mior called the May 17, 2005 City of Kenora Planning Advisory Committee meeting to order at 8:15 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: Terry Tresoor Seconded by: Pat Pearson

THAT the minutes of the Planning Advisory Committee April 19, 2005 be approved as amended.

CARRIED

Corrections: Remove "t" from "go" on page bottom of page 3.
Business Arising: Discussion re. Dixon and Trans Canada Pipeline right of way.

IV. APPLICATIONS:

1) Application for Consent B04/05 K. Therrien

The Committee discussed the implications of the old reference plan and that the first condition to be met should be rezoning and then the transfer of the Jones Road to the City. Lots A1-A3 should be realigned and butt up against parts 6 & 7 of KR 286 to permit a buffer between the residential use and the light industrial use.

Moved by: Jim Day Seconded by: Randy Hanstead
THAT application for consent no. B04/05, for the creation of three new lots, 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 a 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 a twenty (20) metre road allowance, of additional lands as required by the City Engineer, owned by Peter Therrien that comprise the Jones Road, be transferred to the City of Kenora.
- 6) That the Applicant provides a letter from the Northwestern Health Unit stating that there is adequate area to locate a septic field on both the severed and retained lots.
- 7) That a letter be received from Bell Canada indicating that there are adequate utility easements for the subject property.
- 8) That the proposed new lots be rezoned to RR – Rural Residential and meet the minimum lot size and frontage requirements.

CARRIED

**2. Application for Consent No. B05/05 P. Therrien
THAT application for consent no. B05/05, for the creation of three
new lots, 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 a 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 a twenty (20) metre road allowance, of additional lands as required by the City Engineer, owned by Peter Therrien that comprise the Jones Road, be transferred to the City of Kenora.
- 6) That the Applicant provides a letter from the Northwestern Health Unit stating that there is adequate area to locate a septic field on both the severed and retained lots.
- 7) That a letter be received from Bell Canada indicating that there are adequate utility easements for the subject property.
- 8) That the proposed new lots be rezoned to RR – Rural Residential and meet the minimum lot size and frontage requirements.

OLD BUSINESS:

1) Application for Consent B02/05 Fortner

Moved by: James Tkachyk

Seconded by: Jim Day

THAT application no. B02/05 Fortner be tabled until the June 21st meeting. The Planning Department to discuss Mr. Fortner's options with him again, and either the file will be closed and a new one submitted, or a decision will be made on the creation of the lot shown as Part 5 on the original sketch.

CARRIED

2) Application for Consent B03/05 Dixon

Jeff Port circulated a sketch provided by Mr. Dixon's surveyor which indicates the lot configuration required in order to create a new lot to meet

the zoning by-law requirements for lot size and maintain the required lot size for the retained lot.

Mr. Dixon will not proceed with this application based on the surveyor's findings.

3) OACO Annual Training/Planning Conference

Wayne Gauld will attend the training and conference from June 5-8th. The Planning Department will make travel arrangements.

4) 502 Highway 17 W (St. Clair St.)

The Committee is tracking the progress of this file. Deadline for response is May 20th, 2005.

5) Application for Consent No. B01/05 Kaufmann – OMB hearing

The Committee discussed whether or not to approach the appellant and the OMB with respect to a joint settlement. The Committee directed that the hearing should continue as scheduled with no offer of settlement.

VI. NEW BUSINESS:

1. Questions from Property and Planning Committee minutes

- The final modifications for the Official Plan have been received by the Planning Department. A recommendation to incorporate them into the document and proceed with approval from the Minister will be going forward to the May 19th property and planning committee meeting.
- 17 Birchwood Crescent – The Committee was updated on the situation with a home occupation at this address. A draft of proposed home occupation regulations was distributed for the members' review and discussion at the next meeting.
- Gordon Subdivision – The prospective buyers will be applying to change some conditions and to purchase the shore/road allowance. In addition, because the subdivision was approved under the former Town of Keewatin zoning by-law, the approved lots are undersized; the prospective purchasers have been advised that an application to rezone the property will be required.
- Application for Consent No. B01/05 Kaufmann – OMB hearing - The Committee discussed whether or not to approach the appellant and the OMB with respect to a joint settlement. The Committee directed that the hearing should continue as scheduled with no offer of settlement.

Moved by: Jim Day

Seconded by: James Tkachyk

THAT the Secretary-Treasurer advises legal counsel that the OMB hearing for Application for Consent No. B01/05 Kaufmann should be determined by joint settlement.

DEFEATED

VII. ADJOURN

Moved by: Terry Tresoor

THAT the May 17, 2005 Planning Advisory Committee, be adjourned at 9:25 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF June, 2005

CHAIR

SECRETARY-TREASURER



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

MINUTES
COMMITTEE OF ADJUSTMENT
May 17, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth Street N.
OPERATIONS CENTRE BUILDING
9:26 P.M.

Present:

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

Regrets:

I. CALL MEETING TO ORDER:

Art Mior called the May 17, 2005 City of Kenora Committee of Adjustment meeting, to order at 9:26 p.m.

II. CONFLICT OF INTEREST : Jim Day declared a conflict with Application No. A04/05 Grandview as a prospective resident.

III. MINUTES :

Moved by: Pat Pearson Seconded by: James Tkachyk

THAT the minutes of the April 19, 2005 meeting be approved as circulated.

CARRIED

Corrections: None

IV. APPLICATION:

1. Application for Minor Variance No. A04/05 Grandview

The Committee discussed the two issues; rear lot dimension and height of the building. The design precludes privacy issues for the neighbours because of the way the building is focused over either the golf course or Woods Drive, in addition to the location of storage areas on the ends of the building and the fact that the "patio" windows are set back into the building wall.

It was acknowledged that, if the Building Department has received the drainage plans then a condition of approval for that is not required. The property has been zoned R3 for at least 14 years and apartment buildings are a permitted use in the zone. The property is physically separated from the R1 subdivision.

The building was judged not to obscure view because the property is well above the surrounding properties. Regardless of how high the building is, it will be higher than the surrounding properties.

Moved by: Terry Tresoor Seconded by: Pat Pearson

THAT the City of Kenora Planning Advisory Committee approves the application for minor variance no. A04/05 Grandview, to reduce the rear yard requirement from 10 metres to 6.35 metres and to permit the height variance from 10 metres to 14.4 metres.

CARRIED

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the May 17, 2005 Committee of Adjustment meeting be adjourned at 9:58 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF JUNE, 2005

CHAIR

SECRETARY-TREASURER