



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

MINUTES

CITY OF KENORA PLANNING ADVISORY COMMITTEE

August 17, 2004

REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
7:40 P.M.

Present:

| | | |
|----------------|-------------------------------|----------------------|
| A. Mior | Chair | |
| James. Tkachyk | Vice Chair | |
| T. Tresoor | Member | |
| Wayne Gauld | Member | |
| Jim Day | Member | (Arrived at 7:55 pm) |
| J. Port | Secretary-Treasurer | |
| T. Rickaby | Assistant Secretary Treasurer | |

Regrets:

Pat Pearson, Member, Randy Hanstead, Member

I. CALL MEETING TO ORDER

Art Mior called the August 17, 2004 City of Kenora Planning Advisory Committee meeting to order at 7:40 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: James Tkachyk Seconded by: Terry Tresoor
THAT the minutes of the Planning Advisory Committee July 20, 2004 be approved as distributed.

CARRIED

Corrections: None

Business Arising : None

IV. APPLICATIONS:

1. **Application for Consent No. B12/04 Keshen**

If the lot addition is approved, there is no reason to begin measurement for the lot addition at the high water mark; it could start at the 66 foot mark. This would ensure that the lot would have the minimum 50 feet of frontage. Conditions for utility easements would be required.

Chair and Planner have attended on site with the Applicant and did suggest removing the encroaching portion of the building. Committee discussed removal of a portion or all of encroaching building as an option.

Moved by: Terry Tresoor Seconded by: Jim Day

THAT the application for consent no. B12/04 Keshen be given provisional consent as follows:

The application is for a lot addition. It is recommended that this application for consent 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. A letter be received from Kenora Hydro indicating that there are satisfactory easements and/or service connections to lots 121 and 122 of Plan M 56.
5. Easements for water and sewer services are in place to the satisfaction of the City Engineer, for Lots 121 and 122.
6. A letter be received from the Zoning Administrator stating that the property has been rezoned with the provision for a 20 metre front yard setback for the subject property.

Defeated **Carried** **A. Mior** **Chair**
or A/Chair

RECORDED VOTE:~

| COUNCIL | AYE | NAY |
|-----------------|------------|------------|
| James Tkachyk | | <u>X</u> |
| Terry Tresoor | <u>X</u> | |
| Pat Pearson | | |
| Wayne Gauld | | <u>X</u> |
| Jim Day | <u>X</u> | |
| Randy Hanstead | | |
| Chair, Art Mior | | <u>X</u> |

Application for Consent No. B12/04 Keshen is refused as, in the opinion of the majority, it is not in keeping with the character of the neighbourhood.

2. Application for Consent No. B13/04 Marchant

The Committee discussed the size of proposed lot 2; at .4 hectares it is not the preferred size of at least .8 ha. The encroachments onto the road allowance by all the cottages can be mitigated by purchasing the property from the municipality.

Moved by: Wayne Gauld Seconded by: Terry Tresoor

THAT the application for consent no. B13/04 Marchant be given provisional consent as follows:

The application is for the creation of two new lots. It is recommended that this application for consent 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 letter be received from the Northwestern Health Unit indicating approval of all sewage systems for the severed and retained lots;
6. That a letter be received from the Kenora Municipal Telephone System (KMTS) indicating that there are sufficient utility easements, on lots 1 and 2, in place.
7. That the road allowance abutting the severed parcels be purchased from the City of Kenora and added to the new lots, or, alternately, provide evidence satisfactory to the City Planner that the Applicant owns the road allowance.
8. A letter be provided by Ontario Power Generation that adequate flooding easements are in place for the severed and retained lots.
9. That severed Lot #2 be a minimum of .8 hectares in size, with a minimum of 45 metres of frontage on the Winnipeg River.

CARRIED

OLD BUSINESS:

1. Application for Subdivision – S01/03 NW Counselling – Review of red-lined plan

The new plan, reduced to 14 lots from 18, has been submitted to the Northwestern Health Unit for review and that agency has signed off in approval.

The laneway on the north side has been removed and the Applicant proposes to create a block off of the cul-de-sac on the east end of the development to permit future access.

The Committee discussed the reconfiguration of Lot 9; merging the remnant of Lot 8 into Lot 9, and to ensure that both Lots 7 and 8 will then have the minimum .8ha requirement.

The Applicant will be using the well records from two abutting properties and drilling at least two wells within the proposed subdivision to provide evidence of adequate water supply.

Moved by: Jim Day

Seconded by: Terry Tresoor

THAT the draft plan of subdivision for S01/03 NW Counselling be approved with the following revisions: (i) Removal of laneway from plan; (ii) that a portion of Lot 8 be transferred as a Block to the City of Kenora to permit future access; (iii) that the remnant of Lot 8, on the south west of the Block to be transferred, be added to Lot 9; (iv) that lots 7 and 8 be reconfigured, each to meet the minimum .8 hectare requirement. The City Planner is directed to proceed with the subdivision agreement.

VI. NEW BUSINESS:

1. Markham – Zoning By-law amendment

Jeff Port presented the application to re-zone a portion of property to MX-Extractive Industrial. The area is designated as industrial in the Official Plan and targeted as an area of commercial aggregate potential. The subject property is located in a rural area with no conflicting uses; there is a letter from the abutting neighbour, indicating no objection to the proposal

The Committee discussed a method of determining the area of the zone and will use the GIS system to describe it.

The MNR will be circulated as part of the regular distribution list for applications to amend the zoning by-law.

Moved by: James Tkachyk

Seconded by:

Wayne Gauld

THAT the City of Kenora Planning Advisory Committee recommends approval of application no. Z06/04 Markham, for a zoning by-law amendment to RU/MX from RU.

Carried

2. Edlund – 1 7th Street South – Possible consent

The owners of the former “Cameron House” propose to convert to a semi-detached structure from a 7 unit apartment, and split the property along the common wall. The Edlunds are consulting with an architect and the CBO to determine whether or not the structure can be modified in this manner. If so, the application will come forward.

3. Trans Canada Pipeline – Retention of Meridian Planning Consultants Inc. to provide planning comment

Tara Rickaby explained the change to the Committee.

4. Questions from Property and Planning Committee minutes –

Wayne Gauld asked why the Ronald’s were able to purchase their shore/road allowance for \$1000 when the City is currently selling for market value. Tara Rickaby explained that, in the past, there was a set fee, and that in 2003 the City changed its policy to market value. This practice is in unison with the policy of the Ministry of Natural Resources.

Wayne asked whether any steps had been taking towards remedying the situation at 502 St. Clair St. as there is still a tarp covering a portion of the property. The issue is in the hands of the Building Dept.

VII. ADJOURN

Moved by: Terry Tresoor

THAT the August 17, 2004 Planning Advisory Committee, be adjourned at 9:50 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF SEPTEMBER, 2004

CHAIR

SECRETARY-TREASURER



MINUTES
COMMITTEE OF ADJUSTMENT
August 17 , 2004
REGULAR MONTHLY MEETING HELD AT 243 RABBIT LAKE ROAD
PLANNING, BUILDING AND ENGINEERING BUILDING
9.51 P.M.

Present:

| | |
|----------------|-------------------------------|
| A. Mior | Chair |
| James. Tkachyk | Vice Chair |
| T. Tresoor | Member |
| Wayne Gauld | Member |
| Jim Day | Member |
| J. Port | Secretary-Treasurer |
| T. Rickaby | Assistant Secretary Treasurer |

Regrets:

Pat Pearson , Member, Randy Hanstead, Member

I. CALL MEETING TO ORDER:

Art Mior called the August 17, 2004 City of Kenora Committee of Adjustment meeting, to order at 9:51 p.m.

II. CONFLICT OF INTEREST: Wayne Gauld declared a conflict with item 1 of Old Business: Application for Minor Variance No. A06/04 Otis.

III. MINUTES:

Moved by: James Tkachyk Seconded: Terry Tresoor
THAT the minutes of the Committee of Adjustment of July 20, 2004 be adopted as distributed.

CARRIED

Corrections:

IV. APPLICATION:

None

V. OLD BUSINESS:

1. Application for Minor Variance No. A06/04 Otis
Wayne Gauld declared a conflict and refrained from discussion.
The Committee discussed the parking requirements, which appear to be met on site. There is room at the front of the building to bring a small machine in and around if maintenance to the septic field is required in the future.

Moved by: Jim Day Seconded by: Terry Tresoor
THAT the application for minor variance to zoning by-law no. 024-91, number A06/04 Otis be approved for:

- (i) 20 foot rear yard (from road to garage wall at the shortest point); (ii) 6 foot rear yard; (iii) 6.56 feet between principle building and proposed garage; (iv) 10 feet between septic field and garage.

Carried

VI. NEW BUSINESS:
None

VII. ADJOURN:
Moved by: Terry Tresoor

THAT the August 17, 2004 Committee of Adjustment meeting be adjourned at 10:14 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF SEPTEMBER, 2004

CHAIR

SECRETARY-TREASURER