



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

MINUTES

CITY OF KENORA PLANNING ADVISORY COMMITTEE

October 18, 2005

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
7:55 P.M.

Present:

Art Mior	Chair
James. Tkachyk	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Tara Rickaby	Assistant Secretary Treasurer
Rick Perchuk	Operations Manager, City of Kenora

Regrets: Pat Pearson, Member, Jim Day, Member, Jeff Port
Secretary-Treasurer

DELEGATIONS

None

I. CALL MEETING TO ORDER

Art Mior called the October 18, 2005 City of Kenora Planning Advisory Committee meeting to order at 7:55 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: James Tkachyk Seconded by: Wayne Gauld
THAT the minutes of the Planning Advisory Committee September 20, 2005 be approved as amended.

CARRIED

Corrections: "Accepted as presented this **18th** day of October"
Business Arising: None

IV. APPLICATIONS:

V. OLD BUSINESS:

1) Application for Plan of Subdivision No. S01/05 Moncrief

Art Mior gave a brief review of the application and the associated issues. Rick Perchuk indicated that there had been one site visit and two meetings with the Developer with respect to the design and safety standards of the realignment of the Peterson Road. He further

discussed the drainage/creek issue which will be identified on the subdivision agreement. Drainage from any future development will be adequately addressed with the measures the City is currently requiring for drainage.

That this approval applies to the draft plan S 01/05 Moncrief (Peterson), prepared by Ross M. Johnson Surveying Ltd., dated July 21/05 and shows a total of:

- 5 lots
 - Realignment of Peterson Road
1. That the final plan shows no lots less than .8 hectares in area.
 2. That the road allowance included in this draft plan shall be shown and dedicated as a public highway on the final plan.
 3. That a letter be received from the City of Kenora Engineer approving the drainage plan as submitted by the applicant.
 4. That the owner shall, at their own expense, re-design and construct the road and associated drainage improvements on this subdivision to a standard not less than the requirements for a City of Kenora rural road standard.
 5. That the City of Kenora Municipal Engineer shall provide confirmation that the road has been constructed by the owner as identified in Condition 4.
 6. That, prior to approval, the owner shall provide written confirmation from an OLS, indicating that the new road(s) is/are wholly within the road allowance.
 7. That the owner agrees in writing to satisfy all of the requirements, financial, and otherwise, of the City of Kenora, concerning the provision of roads, installation of services and drainage, including entering into a subdivision agreement with the City of Kenora.
 8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. Hydro One and/or Bell Canada standard easements shall be verified by way of letter of acceptance from the respective utilities.
 9. That the subdivision agreement between the owner and the City of Kenora be registered against the lands to which it applies along with the plan of subdivision.
 10. That 5% (of current assessed value) cash in lieu of conveyance of land for park or other public recreational purposes shall be paid to the City of Kenora as a condition of final approval.

11. That, prior to final approval by the City of Kenora, a letter be received from the Northwestern Health Unit indicating that they have no objections to the proposed development.
12. That the portion of the Peterson Road located on property owned by Rose and Henry Derouard be transferred to the City of Kenora, and that the portion of City property occupied by the Derouard's garage and residence be transferred to Rose and Henry Derouard.
13. That, excepting the portion of the road allowance abutting the property owned by Rose and Henry Derouard, the remaining road allowance occupied by the existing Peterson Road that is located within the draft plan of subdivision, be transferred to Moncrief Construction Ltd.
14. That, prior to final approval, the owner shall supply evidence of adequate groundwater supply.
15. That prior to final approval by the City of Kenora, the City of Kenora is to be advised, in writing, by Moncrief Construction Limited, or their agents, how conditions 4-14 inclusive have been satisfied.
16. That each lot has an associated entrance permit issued by the City of Kenora.
17. That draft approval for this development is for a period of five (5) years. The owner may apply for any extension at least sixty (60) days prior to the lapsing date.

Notes to Draft Approval:

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forward by the appropriate agencies to the City Planner, City of Kenora, 60 Fourteenth Street North, Kenora, ON P9N 4M9, quoting the City of Kenora file number.
2. We suggest you make yourself aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registered Act. Subsection 144 of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144 (2).
3. Clearance letters are required from the following agencies:
 - a) Roads Superintendent,
City of Kenora
60 Fourteenth Street N.,
Kenora, ON P9N 4M9
 - b) Hydro One Networks Inc.
Corporate Services – Real Estate
483 Bay Street, 12th Floor
Toronto, ON M5G 2P5
Att: Mike Derry Jr.

c) Bell Canada
Right of Way
2nd Floor, 136 Bayfield St.
Barrie, ON L4M 3B1
Attention: Kevin Dinsmore

- 4. All measurements in the subdivision final plan must be presented in metric units.
- 5. That plan must be registered within 30 days following final approval be by the City of Kenora or approval may be withdrawn under subsection 51(59) of the Planning Act.

2) **Application for Consent No. B16/04 Zimmer** - Lapsed
Tara Rickaby explained to the Committee, that because of a servicing issue, the application lapsed and the Committee will receive a new application for the November meeting.

VI. NEW BUSINESS:

1. **Questions re. Planning and Property Meeting**

None.

2. **December meeting- Set date**

December 14, 2005 at 5:30 p.m. and dinner after.

VII. ADJOURN

Moved by: Terry Tresoor

THAT the October 18, 2005 Planning Advisory Committee, be adjourned at 8:34 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF November, 2005

CHAIR

SECRETARY-TREASURER



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

MINUTES
COMMITTEE OF ADJUSTMENT
October 18, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth Street N.
OPERATIONS CENTRE BUILDING
8:35 P.M.

Present:

Art Mior	Chair
James. Tkachyk	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Randy Hanstead	Member
Tara Rickaby	Assistant Secretary Treasurer
Rick Perchuk	Operations Manager, City of Kenora

Regrets: Pat Pearson, Member, Jim Day, Member, Jeff Port
Secretary-Treasurer

I. CALL MEETING TO ORDER:

Art Mior called the October 18, 2005 City of Kenora Committee of Adjustment meeting, to order at 8:38 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

Moved by: Terry Tresoor Seconded by: Randy Hanstead
THAT the minutes of the September 20, 2005 meeting be approved as amended.

CARRIED

Corrections: "Accepted as presented this 18th day of October"

IV. APPLICATIONS:

1. Application for Minor Variance No. A12/05 Devins

The Committee discussed the lot coverage and the fact that, fundamentally, the garage is now attached to the main residence.

Moved by: Terry Tresoor Seconded by: James Tkachyk
THAT Application No. A12/05 Devins, for Variance to Zoning By-law No. 160-2004 for rear yard setback to 6 feet from 26.25 feet be approved.

CARRIED

2. Application for Minor Variance No. A13/05 Canfield

The Committee discussed the lot configuration and the fact that Lot 41 is used, and maintained by the City, as a street.

Moved by: Terry Tresoor Seconded by: Randy Hanstead
THAT Application No. A13/05 Canfield for Variance to Zoning By-law No. 160-2004 for rear yard setback to 16.26 from 26.25 feet be approved.

CARRIED

3. Application for Minor Variance No. A14/05 Siegers

Art Mior summarized stating that the application is in conflict with the intent of the zoning by-law, although the Applicant has been developing the property over the past two years. The Building Inspector's comments are almost devoid of fact; essentially no information was included in his report. The building is, essentially complete.

The Committee discussed the access issue; the recommendation is to not permit access from in front of an abutting property.

Members of the Committee have some doubt as to whether or not the building is wholly located on the Applicant's property.

Moved by: James Tkachyk Seconded by: Terry Tresoor
THAT Application No. A14/05 Siegers for Permission to vary from Zoning By-law No. 160-2004 by locating an accessory garage closer to the front lot line than the minimum distance required for the main building on the lot be deferred pending the submission of report of fact from the Chief Building Official to this Committee and a sketch, by an OLS indicating the east and south property lines and the location of the structure relative to them.

CARRIED

4. Application for Minor Variance No. A15/05 Twin Eleven

The Committee discussed the access/egress and width of stalls; especially those located next to either a wall or concrete pillar. There are concerns respecting proper turning radii.

THAT Application No. A15/05 Twin Eleven for Variance to Zoning By-law No. 160-2004 for the requirements for size of parking stalls be deferred pending the submission of a plan indicating the total parking layout, minimum clearances between pillars for stalls, aisle widths and turning radii to indicate adequate access and egress to parking stalls.

CARRIED

5. Application No. 16/05 Ralph

The Committee commended the Applicant on his submission.

THAT Application No. A16/05 Ralph for Variance to Zoning By-law No. 160-2004 for front yard requirement to 14.4 metres from 20 metres for a variance of 5.56 metres be approved.

CARRIED

- V. OLD BUSINESS:
- VI. NEW BUSINESS:

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the October 18, 2005 Committee of Adjustment meeting be adjourned at 9:55 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF November, 2005

CHAIR

SECRETARY-TREASURER