



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

MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE
December 13, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
5:51 P.M.

Present:

Art Mior	Chair
Wayne Gauld	Member
James. Tkachyk	Vice Chair
Pat Pearson	Member
Jim Day	Member
Terry Tresoor	Member
Randy Hanstead	Member
Tara Rickaby	Assistant Secretary Treasurer
Jeff Port	Secretary-Treasurer
Rick Perchuk	Operations Manager, City of Kenora

Regrets:

DELEGATIONS None

I. **CALL MEETING TO ORDER**

Art Mior called the December 13, 2005 City of Kenora Planning Advisory Committee meeting to order at 5:51 p.m.

II. **CONFLICT OF INTEREST:** Art Mior declared a conflict with item no. 2 under New Business and asked that James Tkachyk take the Chair for the balance of the meeting and the Committee of Adjustment meeting.

III. **MINUTES:**

Moved by: Jim Day Seconded by: Pat Pearson

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

CARRIED

Corrections: None

Business Arising: None

IV. **APPLICATIONS:**

Application for Consent B17/05 Neniska -

The Committee reviewed section 4.7.5 of the Official Plan respecting the requirement for an Environmental Impact Assessment. The portion of the Peterson Road affected was also discussed as was alternate lot configurations.

Moved by: James Tkachyk Seconded by: Terry Tresoor

THAT Consent Application B17/05 Neniska, for the creation of 2 new lots be tabled until an Environmental Impact Assessment, performed by a qualified biologist, is submitted to this Committee.

CARRIED

2. Application for Consent B18/05 Landgraf

The Committee discussed the use of the sketch which accompanied the original application as the preferred layout for the lot.

Moved by: James Tkachyk Seconded by: Jim Day

THAT Application for Consent No. B18/05 for the creation of 1 new lot t 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 that there are no objections.
- 6) That a letter be received from Bell Canada indicating that there are adequate utility easements.
- 7) That a letter be received from the Ministry of Natural Resources stating that there are no objections to the development.
- 8) That a letter be received from the Roads Supervisor indicating that there is a suitable location for a driveway entrance.
- 9) That the Applicant installs a rural addressing post and number at the end of each driveway to the satisfaction of the Chief Building Official.
- 10) That a road allowance encompassing the Essex Road, consisting of all lands, more or less 10 metres on either side of the centerline of the existing road, as determined by the Municipal Engineer, be transferred to the City of Kenora.

- 11) That the lot configuration for the new lot is to be per the application sketch, received 10 November, 2005, not the sketch submitted 18 November, 2005.

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

V. OLD BUSINESS:

1. Application for Consent No. B02/05 Fortner

The Committee discussed the history of the servicing of the existing lot and the second service which was put in using the direction of the former property owner.

Moved by: Jim Day

Seconded by: Terry Tresoor

THAT a condition be added to require a private easement for sewer and water purposes be approved.

CARRIED

VI. NEW BUSINESS:

1. Questions re. Planning and Property Meeting

2. Accessory garages – Front yard requirements vs. construction between residence and street

Art Mior excused himself from the meeting and left the room.

The Committee discussed various scenarios in both the urban and rural areas, as well as the differences between properties which front a navigable water way, as opposed to those with frontage on a road.

Moved by:

Wayne Gauld

Seconded by: Pat Pearson

THAT the Planning Department be directed to propose an amendment to Zoning By-law No. 160-2004 to amend section **5.1.1**

Accessory buildings, uses or structures;(2) from “built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot” to except in the RU – Rural and RR – Rural Residential Zones, 2. built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot.

CARRIED

VII. ADJOURN

Moved by: Terry Tresoor

THAT the December 13, 2005 Planning Advisory Committee, be adjourned at 6:59 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 17th DAY OF JANUARY, 2006

CHAIR

SECRETARY-TREASURER



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

MINUTES
COMMITTEE OF ADJUSTMENT
MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE
December 13, 2005
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
7:00 P.M.

Present:

Wayne Gauld	Member
James. Tkachyk	Vice Chair
Pat Pearson	Member
Jim Day	Member
Terry Tresoor	Member
Randy Hanstead	Member
Tara Rickaby	Assistant Secretary Treasurer
Jeff Port	Secretary-Treasurer
Rick Perchuk	Operation Manager, City of Kenora

Regrets:

I. CALL MEETING TO ORDER:

James Tkachyk called the December 13, 2005 City of Kenora Committee of Adjustment meeting, to order at 7:00 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

Moved by: Terry Tresoor Seconded by: Wayne Gauld

THAT the minutes of the November 15, 2005 meeting be approved as distributed.

CARRIED

Corrections: None

IV. APPLICATIONS:

V. OLD BUSINESS: James Tkachyk asked for a review of the Siegers application and conditions. The Committee decided at the November 18th meeting to make a survey a condition if the application is approved.

VI. NEW BUSINESS:

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the December 13, 2005 Committee of Adjustment meeting be adjourned at 7:01 p.m.

ADOPTED AS PRESENTED THIS 17th DAY OF JANUARY, 2006

CHAIR

SECRETARY-TREASURER