

PROPERTY AND COMMUNITY PLANNING COMMITTEE

MINUTES

Thursday, November 3, 2005

10 a.m.

Council Chambers

Present: Colin Wasacase, Bill Preisenzanz, Art Mior, Tara Rickaby, Jeff Port, Rory McMillan

Regrets: Len Compton, Jennifer Rasmussen, Rick Perchuk,

Councillor Wasacase opened the meeting at 10:10 a.m.

1) Adoption of Minutes – October 20, 2005

Moved by: Rory McMillan Seconded by: Art Mior

THAT the minutes of the October 20, 2005 minutes be adopted as distributed.

CARRIED

2) Additions to the Agenda –

#10 – Application for Zoning By-law Amendment Z09/05 Whitta

#11 – Amendment to Zoning By-law -Home Occupations

#13 – In camera item respecting sale of municipal property

#14 – In camera item respecting sale of municipal property

3) Declaration of Pecuniary Interest - None

4) LOWBIC – Quarterly Financial Reports

Ms. Rosteski was not in attendance. Bill Preisenzanz reported that LOWBIC is still working towards a deadline date of November 16th and that the reports will be distributed as soon as they are available.

Action required: Anneli to distribute financial reports as soon as they are available.

5) City Economic Development Program: Status Report

Jeff Port gave an update of the activities reported by Jennifer Rasmussen:

5 Pillars of Economic Development

1. Business Retention & Expansion (B R & E)
Working with 3 local businesses on expansion plans: The Kenora Forest Products expansion was announced in the local press. The City has applied for funding through the NOHFC for infrastructure improvements associated with this project.
2. Investment & Attraction
Working with industry team on value added project: The “House in a Box” project is ongoing.
3. Opportunity ID
Strategic planning exercise to be undertaken NOV 4 & 6; Advertising and word of mouth, online invitations have been distributed for the forum on Friday

November 4th from 5 until 7:30 and on Sunday, November 6th from 3-5 pm. The venue for each is the Rotary Room at the Recreation Centre. The results of this forum will form basis of economic development plan, a draft of which should be available for Council by Christmas.

4. Marketing & Communications

Current focus on portal content development; Jennifer and Jeff are working on content for the November 15th deadline.

The "Office by the Lake" marketing strategy will be expanded, with the City as the lead in the project.

Office at the Lake marketing plan to be developed

Theming & Branding workshop being planned ; Jennifer has begun meeting with stakeholder groups towards one theme/brand for the City.

5. Community Development

Attending Northwestern Ontario Development Network Annual General Meeting being held in Kenora NOV 2-4 2005; Jennifer is a member of this network.

Abitibi Working Group; Jennifer and Jeff are members of this group and will both be attending the Executive Group meetings.

Action required: Ongoing.

6) Subdivision Agreement – Northwest Development (2004) Ltd.

Jeff Port stated that the deficiencies in the road have not yet been addressed.

Action required: Report and recommendation after Developer has resolved issues and provided required information.

7) Subdivision Agreement – Moncrief Construction Limited

Tara Rickaby reminded the Committee that the Kenora Planning Advisory Committee has given draft approval to the creation of five (5) new lots, and the associated re-alignment of the Peterson Road. There will also be some land transfers required between the City and a property owner, which will remedy a long standing issue. The other lands to be transferred will be between the City of Kenora and Moncrief Construction in order to realign the Peterson Road. The subdivision agreement has been prepared in draft, and sent to the Developer for review by their Solicitor.

Action required: Ongoing administration

8) Downtown Revitalization – RFP's and application for funding

Jeff Port reported that Downtown Revitalization is part of the seven point program for a healthy economy in Kenora. There has been quite a bit of interest generated by the request for proposals; the Operations/Planning Departments have met with several of the firms invited to provide a proposal.

The Planning Department has submitted an application for funding to each of the Northern Ontario Heritage Fund and Industry Canada and there is already \$2 million secured from COMRIF; the approximate total required for the project is \$11 million. The project includes three sub-components: wayfinding signage; façade improvement program; and marketing plan. This project is the cornerstone for restructuring of the local economy.

Kenora Heritage Committee – Jeff reported on the Heritage Conservation Workshop facilitated by the Ministry of Culture, in Kenora last week. The new legislation is modern, flexible and permissive. The next step is to ensure that this message gets out to property owners in order to ensure their participation and cooperation.

Action required: Call for members for the Heritage Committee.

9) DEMM Holdings Inc. – Release of Obligation

Tara Rickaby reported that the City of Kenora entered into a subdivision agreement with D.E.M.M. Holdings Inc. on November 26, 2001 and that on June 2, 2005, the Operations Manager recommended that Eagle Bay Road be assumed. The City has requested that the office of the Municipal Solicitor confirm that there are no liens or encumbrances registered on title and further that a search for Executions of Writ was clear.

The City has requested that the Developer provides the following: a registered Ontario Land Surveyor, approved by the City, has provided the City with written confirmation that, at a date not earlier than the end of the maintenance period described herein, he or she has found or replaced all standard iron bars, as shown on the Plan and survey monuments at all block corners, the ends of all curves other than corner roundings and all points of change in direction of roads on the Plan. Thus the requirements of section 50, the Certificate of Release will have been met.

Action required: Recommendation to COW when Developer has met requirements.

10) Zoning By-law Amendment Z09/05 Whitta

Tara Rickaby reported that an advertisement for a proposed zoning change was placed in the Daily Miner and News earlier this week. The public meeting for this application will be held on November 21st. The Applicant proposes to add a second residential unit, within the existing residence, as a permitted use specifically to his property which is currently zoned Rural. There was pre-consultation with the Kenora Planning Advisory Committee.

Action required: Planning report and recommendation for November 21st.

11) Zoning By-law Amendment – Home Occupations

Bill Preisentanz asked if the intention was to pass a by-law on November 7th, after the public meeting. Discussion ensued respecting the content of the proposed amendment. The Planning Department has received one comment since the advertising of the proposed changes and have incorporated the suggestion into the by-law. The amendment should provide residents with a good understanding of the intent of the by-law to maintain the residential use as the primary use of a property with a home occupation as a secondary use.

Action required: Public meeting November 7th; By-law to go forward on November 21st dependent on public input.

Motion required adjourning to Closed Meeting (11:30)

**Moved by: Art Mior Seconded by: Rory McMillan(
THAT this meeting now be declared closed; and further
THAT this Committee adjourns to a Closed Meeting to discuss the following:
matters of security of municipal property and acquisition of land;**

**Moved by: Rory McMillan Seconded by: Art Mior
THAT the closed meeting be adjourned at 11:50**

**The meeting adjourned at 11:52 a.m.
Next meeting, Thursday, November 17, 2005, 10 a.m., Council Chambers**