

PROPERTY AND COMMUNITY PLANNING COMMITTEE

MINUTES

**Thursday, January 13, 2005 10 a.m.
Planning & Engineering Offices**

Present: Len Compton, Jeff Port, Bill Preisenz, Jeff Port, Tara Rickaby,
Grant Carlson, Colin Wasacase, Rory McMillan

Guests: Penny Todd, KDSB, Peter Marshall, NW Emergency Medical
Services

Councillor Wasacase called the meeting to order at 10:02 a.m. He welcomed the guests to the meeting and wished everyone a Happy New Year.

Ms. Todd read from a prepared statement, indicating that the KDSB will be submitting an application to rezone property which is currently the subject of an application before the Kenora Planning Advisory Committee (PAC), to create one new lot.

Mr. Marshall is in attendance in order to answer any technical questions that this Committee might have.

Ms. Todd discussed the zoning application and site, as well as the current facilities.

Councillor Wasacase summed up the presentation and asked Jeff Port to describe the process involved from the planning perspective. Mr. Port explained that an application to create one new lot was submitted by Excel Coach Lines, and heard by the PAC in November. As a result of that meeting, the PAC requested further information in the form of a technical analysis and site plan sketch, for the December meeting. At the December meeting Mr. Marshall gave a verbal report respecting the technical analysis and a site sketch. The PAC has requested a site sketch with dimensions included and a recommendation from the City Planner for the January meeting. Mr. Port further commented that if the lot is created, it will require a zoning by-law amendment to permit the emergency service; Mr. Port will be conferring with colleagues to determine whether or not an Official Plan amendment will also be required.

Councillor Wasacase asked if the Committee members had any questions. Mr. Port asked Ms. Todd to clarify at what location there was a variance for institutional zoning. Ms. Todd replied that she was referring to the jail. Mr. Port explained that there was no variance for that designation; the jail is zoned Institutional.

Grant Carlson asked how the base is to be accessed. Ms. Todd said that River Drive will be the access point.

Councillor Wasacase thanked Ms. Todd and Mr. Marshall for attending and they left the meeting at 10:12.

- 1. Adoption of Minutes – December 16, 2004**
Moved by: Len Compton Seconded by: Grant Carlson
THAT the minutes of the December 16, 2004 minutes be adopted as distributed.

CARRIED
- 2. Declaration of Pecuniary Interest**
None
- 3. Additions to the Agenda**
Jeff Port added “ FedNor Youth Intern” program to the agenda.
Bill Preisentanz added two items respecting municipal property to the agenda for the in camera portion of the meeting.
- 4. Zoning By-law/Official Plan – Date for next meeting and report**
Jeff Port reported that the last day for appeal for Zoning By-law No. 160-2004 passed, with no appeals received.
There remains one outstanding issue respecting Official Plan modifications requested by the Ministry of Municipal Affairs. Mr. Port explained that the request is to designate most of the eastern portion of the former Jaffray Melick as an area of high mineral potential. The Planning Department’s position is that only unpatented lands should be so designated and that much of the area is designated as Industrial or Rural; both of which permit mining as a use. There will be a tele-conference next week to discuss this issue further.
Mr. Port also explained the proposed new wording for the OP respecting access to Highway 17A (By-pass). The Committee recommends that the word “generally” be added to the statement, thereby giving some notion of flexibility.
- 5. Island View Condominiums – Development Agreement**
The Planning Department has received comments from the Municipal Solicitor which will be incorporated into the agreement. The amended agreement will go right to Committee of the Whole.
- 6. Private Roads Policy**
Bill Preisentanz explained that there was some debate as to whether or not a by-law was required for Council approval of this item. Because the agreement will be registered on title a by-law is required. Bill will circulate the agreement and recommendation to Council.
- 7. Request to waive fees – Consent application/transfer of portion of road**
The Planning Department has been approached by a landowner who wishes to transfer a portion of the Jones Road to the City. The property owner would then have a “natural severance” as the road will divide the property. The property owner was informed that the City will not pay for the Jones Road. The property owner has requested that the City pay the registration and legal costs; a survey exists for the road. The Committee agrees that correspondence be sent agreeing to this.

The property owner further requests that the application fees for prospective consents and possible rezoning of the property be waived. The Committee views this as a separate issue from the transfer of the road and does not agree to this request. The Committee sees the transfer of the Jones Road and resulting natural severance as favourable to the property owner.

Motion required adjourning to Closed Meeting (10:45 am)

Moved by: Len Compton Seconded by: Grant Carlson

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.**

11:36 a.m. Moved by Grant Carlson to adjourn the closed meeting.

8. Zoning By-law Amendments – 3 applications

There will be public meetings held for three applications for amendments to zoning by-laws on January 24th. The three applications are (i) Z01/05 Gagne; add a use of an acupuncture clinic to an R2 designation; (ii) Z02/05 KACL; to add the uses of professional offices, adult lifeskills training center and day nursery to an R2 designation; and (iii) Z03/05 Thomson; to bring property into compliance with the R3 designation. Full planning reports will be available next week.

9. Private roads assumption policy

The Planning Department has discussed the proposed policy with Operations and the next step is to have it reviewed by Randy Seller.

Councillor McMillan, on behalf of Council, thanked those staff members involved in the preparation of the application for the Canada-Ontario Municipal Rural Infrastructure Fund.

Next meeting, Thursday, ,January 20, 2005, 10 a.m., Council Chambers

The meeting adjourned at 11:51 a.m.