

# PROPERTY AND COMMUNITY PLANNING COMMITTEE

## MINUTES

**Thursday, February 3, 2005 10 a.m.**  
**Council Chambers**

Present: Len Compton, Jeff Port, Bill Preisenzanz, Jeff Port, Grant Carlson,  
Colin Wasacase, David Canfield  
Guest: Bill Greenway, Executive Director, LOWBIC  
Regrets: Rory McMillan, Ingrid Parkes

Councillor Wasacase called the meeting to order at 10:02 a.m. He welcomed Mr. Greenway to the meeting.

**1) Adoption of Minutes – January 13, 2005**

**Moved by: Grant Carlson      Seconded by: Len Compton**

THAT the minutes of the January 13, 2005 minutes be adopted as distributed.

**2) CARRIED**

**3) Declaration of Pecuniary Interest**

None

**4) Additions to the Agenda**

**5) LOWBIC – Bill Greenway, Executive Director**

Bill Greenway opened by saying that he, in his first months at LOWBIC, will be working to address both present and future endeavours; the portal project, as an example, is allocated two days per week. The Economic Development Officer is working on enticing both commercial and industrial investors to the City.

Currently the auditors are in the LOWBIC offices.

Mr. Greenway stated that there are issues surrounding both the Abitibi Consolidated and Devlin Timber mills. LOWBIC is developing a response to address the issues, dealing with the impact on the employees.

Bill Preisenzanz recognized the short time lines required for a service agreement between LOWBIC and the City and suggested that the Planning Department prepare an agreement in draft for Mr. Greenway's review. The budget constrictions and parameters will be recognized in the agreement. Issues identified through the Strategic Planning process will also be incorporated.

Mayor Canfield joined the meeting. Discussion arose surrounding the impact of Devlin Timber shutting down operations and Abitibi Consolidated's operational review and requirements to cut costs. Council will be bringing a resolution forward at KDMA and discussing these pressing issues with the Province.

**6) Zoning By-law/Official Plan – Date for next meeting and report**

Jeff reported that the meeting with Municipal Affairs took place; he will make the final proposed modifications to the Official Plan and submit it to Municipal Affairs next week.

**7) Private Roads Assumption Policy**

Jeff explained that, from time to time, a resident or group of residents on a private road requests that the City take over the private road. This policy will give the City some criteria to address these requests. The draft policy has been forwarded to Hook, Seller, Lundin for review and comment.

**8) Application for Consent B21/04 Excel – OPA/ZBLA**

Jeff Port reviewed the process for consideration of the application for consent. The Planning Advisory Committee tabled their decision until such time as Council considers an application for both a zoning by-law and Official Plan amendment. No such application has been received to date. The Applicant and the agent have been forwarded the decision.

**9) Tariff of fees by-law – Fees for Zoning By-law and Official Plan**

Tara Rickaby explained that the new Zoning By-law has been pre-ordered by several law and real estate firms; a quote was received and the cost broken out to achieve full cost recovery.

The recommendation will go to Committee of the Whole.

**10) Grandview Villa Life Lease Project - Update**

The Grandview Villa Building Committee has indicated that the required 75% sales has been achieved. Their project manager and architect have been instructed to proceed with a projected spring start.

**11) Withdrawal of Application – Z01/05 Gagne**

New information has been received by the Planning Department; an amendment to the zoning by-law may not be required as the acupuncture clinic may be run as a home occupation.

**12) Sioux Narrows-Nestor Falls Service Agreement**

The Planning Department has requested and received options for billing from the Finance Department.

The recommendation to proceed with a new agreement for 2005 will go forward to Committee of the Whole; the recommended hourly rate is \$70.00.

The Mayor left the meeting.

**Motion required adjourning to Closed Meeting (11:15 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**

**11:33 a.m. Moved by Grant Carlson to adjourn the closed meeting.**

**Next meeting, Thursday, February 17, 2005, 10 a.m., Council Chambers  
The meeting adjourned at 11:35 a.m.**