

# PROPERTY AND COMMUNITY PLANNING COMMITTEE

## MINUTES

**Thursday, February 17, 2005**

**10 a.m.**

**Council Chambers**

Present: Len Compton, Jeff Port, Bill Preisentanz, Jeff Port, Grant Carlson, Ted Szajewski

Regrets: Rory McMillan, Ingrid Parkes, Colin Wasacase, Art Mior

Councillor Compton called the meeting to order at 10:00 a.m.

**1) Adoption of Minutes – January 20 and February 3, 2005**

**Moved by: Grant Carlson      Seconded by: Ted Szajewski**

THAT the minutes of the January 20 and February 3, 2005 minutes be adopted as distributed.

**CARRIED**

**2) Declaration of Pecuniary Interest**

None

**3) Additions to the Agenda**

**Addition to item no. 7. Twin Eleven – Dock slips**

**Addition of Application No. Z04/05 Spicer**

**Addition of property matter to in camera portion of meeting.**

**4) Correspondence: Century 21 Real Estate Ltd.**

A letter was received from Century 21 with respect to the sale of a piece of property on Colonization Road. The issues in the letter has been discussed with Council and taken under advisement.

**5) Zoning By-law/Official Plan**

Jeff reported that MMAH has once again responded with new modifications and changes to modifications with respect to development on lands identified as having high mineral potential. The new change indicates that the Ministry of Northern Development and Mines will have a decision making role in applications for development in those areas.

The Mayor will discuss the process and constantly changing modifications required by the Thunder Bay office of the Ministry of Municipal Affairs and Housing with the Minister at Ontario Good Roads next week.

**6) Private Roads Assumption Policy**

The policy is still in the hands of the Solicitor. He has proposed the addition of a section with respect to the assumption of road allowances and roads which are not currently in the name of the City. The City Planner suggests that issue may require its own policy.

**7) Twin Eleven Investments – Deeming By-law**

A deeming by-law is required to consolidate six lots on an older plan of subdivision which will encompass the lands which the condominium project is laid out on.

The recommendation to Committee of the Whole will also deal with tying two other parcels into the newly consolidated land.

**8) Request for Use of City Road Allowance: Kenora Forest Products**

Kenora Forest Products provided the Planning Department with a proposal for use of City road allowance, along Lakeview Drive, for the purposes of providing parking for the facility. Drainage issues were identified by the Operations Department.

The Planning Department will approach Kenora Forest Products and offer either a “Letter of Comfort” or lease as a form of tenure.

**9) Rippling Waters Subdivision – Assumption of Roads**

The Operations Manager is preparing a report for the acceptance of the Rippling Waters Subdivision. A report and recommendation will then come forward from the Planning Department to assume the roads. There are some outstanding technical issues which will be dealt with by the Planning Department and Rippling Waters Development.

**10) Bucholz and Yohe – Transfer of a portion of Beggs Road**

Owners of approximately 140 acres of property on either side of the Beggs Road have approached the Planning Department with respect to land division. If a portion of the Beggs Road is transferred to the City a “natural severance” will permit sale of one portion of the property. Information only.

**11) Application for Zoning By-law Amendment No. Z04/05 Spicer**

The City of Kenora Planning Advisory Committee made the following recommendation at their regular meeting on Tuesday, February 15, 2005: THAT the Kenora Planning Advisory Committee does not recommend the approval of this application for the following reasons: 1) the incremental nature of the spot-zoning to a commercial use in a residential area; 2) traffic congestion and associated hazards to pedestrian traffic crossing from an area with parking metres to the proposed retail outlet, without the benefit of a cross-walk in a busy location; and 3) lack of on-site parking.

The Planning Report will be delivered at the public meeting on Monday.

**Motion required adjourning to Closed Meeting (10:50 am)**

**Moved by: Ted Szajewski      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**

**11:10 a.m. Moved by Grant Carlson to adjourn the closed meeting.**

**Item 7A – Twin Eleven – Docking slips**

The Ministry of Natural Resources placed a notice in the newspaper with respect to the application by Twin Eleven to construct up to 40 boat slips in front of their development.

The Planning Department recommendation is to provide adequate boat parking for the number of units to be constructed; the latest number of units is 37.

Any inquiries are being directed to the Ministry of Natural Resources.

**Next meeting, Thursday, March 3, 2005, 10 a.m., Council Chambers**

**The meeting adjourned at 11:10 a.m.**