

# PROPERTY AND COMMUNITY PLANNING COMMITTEE

## MINUTES

**Thursday, April 21, 2005 10 a.m.**  
**Council Chambers**

Present: Len Compton, Jeff Port, Tara Rickaby, Ingrid Parkes, Bill Preisentanz, Colin Wasacase, Rory McMillan and Art Mior later

Regrets:

**DELEGATION:** Susan Green, Justin Green, 27 Birchwood Cres.

Councillor Wasacase called the meeting to order at 10:05 a.m. and welcomed Susan and Justin Green. He explained that generally, a delegation is placed on the agenda, but that because of the light agenda today, the Committee will listen to their presentation.

Mr. Green stated that he operates a gym from his home. A year ago the City Planner wrote to Mr. Green with respect to complaints from the neighbours about noise and traffic generated from the business. Mr. Green acknowledged that the gym has been very successful, with over 75 members currently.

Mr. Green proposed that he will cut the hours of operation and reduce the floor area of the operation. Mr. Green stated that currently approximately 35% of the floor area is used for the gym with approximately 20-25 users in at one time.

Mr. Green stated that he has petitioned twelve of his neighbours and they have no objections and are willing to say so in writing. Mr. Green stated that, in summer months the traffic to the rowing club and Garrow Park presents more of an impact because most of his customers don't drive to the gym. He further stated that he was not sure of the City's expectations but that he would comply with the by-law. He doesn't want to be shut down for having 8 people at a time using his facility.

Councillor Wasacase pointed out that last year Mr. Green had agreed to maintain the maximum square footage and has not done so. Mr. Green said that he had agreed to 25% usage and now uses an additional 10% for personal use. He uses the rowing club's equipment and it will go back to the Club.

Mr. Green explained to those present that, through his gym, he has been able to get kids away from drug and alcohol abuse and depression. He expects to start a track club to further that effort and currently coaches at the rowing club.

Discussion ensued about non-profit vs commercial ventures.

The Committee thanked Mr. and Mrs. Green for attending. They left the meeting at 10:27.

**1) Adoption of Minutes – April 7, 2005**

**Moved by: Len Compton    Seconded by:        Rory McMillan**

THAT the minutes of the April, 2005 minutes be adopted as distributed.

**CARRIED**

**2) Additions to the Agenda**

Councillor Compton requested the addition of three items: 502 St. Clair St., Gunne Crescent residents' request to purchase property; public input into recreation centre site plan.

Jeff Port requested the addition of one in camera item.

**3) Declaration of Pecuniary Interest**

Councillor Parkes declared a conflict with one in camera item and will leave the meeting during discussion.

4) **Business Enterprise Centre** Tabled until next meeting. Budget issues have been addressed.

*Action required: Invite Carmella Berginini-Laffin to next meeting.*

**5) Official Plan**

The Planning Department has received new correspondence from MMAH with respect to meeting to discuss the proposed modifications.

*Action required: If MMAH Regional Manager available to attend, set up meeting at NOMA.*

**6) Private Roads Assumption Policy**

The Planning Department received comments from Municipal Solicitor.

*Action required: Municipal Solicitor to be directed to provide revised policy.*

**7) Parkland Dedication in Subdivisions**

The Kenora Planning Advisory Committee discussed the matter at its meeting on April 19<sup>th</sup> and recommends that each application for plan of subdivision be reviewed on its own merits to determine whether or not land should be taken, and for what purpose, or whether 5% cash in lieu is more appropriate.

*Action required: None.*

**8) Amendments to Zoning By-law 160-2004 - Housekeeping**

Tara Rickaby reminded the Committee of the upcoming meeting. Discussion ensued with respect to whether or not the amendments were housekeeping.

*Action required: Planning Department to provide planning report.*

**9) 27 Birchwood Crescent – Home Occupation**

Jeff Port commented that, having heard from the property owner, should received something from them in writing with respect to a plan on how to comply with the by-law. Some discussion ensued with respect to whether or not correspondence was required and the fact that, in the past, the property owner has not followed through with more informal agreements.

The Committee did agree that the Planning Department must respond to complaints.

*Action required: Await contact from property owner by deadline date.*

**10) 502 St. Clair Street –**

Tara Rickaby reported that the property owner was issued an order to comply however has not yet responded. The deadline date is 22 Apr 05 at noon. Bill Preisentanz commented that legal action may be required and that the City must be prepared to move on it.

*Action required: Continue to track progress.*

## **12. Gunne Cres. – Possible Sale of Land**

A letter has been received from three property owners along Gunne Crescent, requesting to purchase land abutting their property. Some review indicates that part of the property may not be municipal.

*Action required: Search title of subject property.*

## **13. Site Plan for Recreation Centre**

Bill Preisentanz indicated that there will be a meeting this week to discuss parking in the area for the upcoming summer. A public meeting will be held to introduce the various options to the public. A copy of the 1967 plan was circulated and similarities to today's options noted.

*Action required: Open house.*

seminar fees ensued.

### **Motion required adjourning to Closed Meeting (11:05 am)**

**Moved by: Ingrid Parkes      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: Len Compton      Seconded by: Rory McMillan**

**THAT the closed meeting be adjourned at 11:31 a.m.**

## **16. Zoning By-law – Home Occupations**

Art Mior commented that he would like to discuss the regulations for home occupations at the Planning Advisory level to limit the commercial "flavour" of the by-law.

*Action required: Put on PAC agenda.*

**Next meeting, Thursday, May 5, 2005, 10 a.m., Council Chambers**

**The meeting adjourned at 11:40 a.m.**