

PROPERTY AND COMMUNITY PLANNING COMMITTEE

MINUTES

Friday, August 5, 2005 10 a.m.
Council Chambers

Present: Colin Wasacase, Len Compton, Rory McMillan, Tara Rickaby, Bill Preisentanz, Jeff Port, Annali Rosteski

Regrets: Art Mior, Ingrid Parkes
Guest: Adolph Baier

Councillor Wasacase opened the meeting at 10:09 and welcomed Mr. Baier and members of the press.

1) Adoption of Minutes – July 7, 2005

Moved by: Len Compton Seconded by: Rory McMillan

THAT the minutes of the July 7, 2005 minutes be adopted as distributed.

CARRIED

6. Overnight RV parking in commercial parking lots

Councillor Wasacase asked the Committee's indulgence in moving item 6 – Overnight RV Parking in commercial lots – up in the agenda in order to permit Mr. Baier to participate and then leave the meeting if he wished. The Committee agreed.

Jeff Port reported that the "No Overnight Camping" signs, paid for by Minestic Shopping Centres were erected by City forces earlier this week.

Annali Rosteski commented that the tourism branch of LOWBIC has done some research, however has no impact report per se. She further noted that negative impact may be negligible as many people only purchase gas and confectionary items.

Len Compton referred to a Globe and Mail article from July 19th which discussed the same concerns and used a private trailer park in BC as an example of the possible negative impact to small business. He also questioned where the RV's dump waste.

Jeff Port stated that, in discussions with the manager of Anicinabe Park, he has discovered that people drive around in pretense of looking for a site, remove the waste into the facility at Anicinabe and then proceed to WalMart to park. The other concern associated with the matter, brought forward by the City's engineering department, is the possibility of RV's using the stormwater system to dump sewage into. He also addressed the economic impact which is being felt by LOWBIC members outside of the City; Reddens' Trailer Park as an example.

Councillor McMillan requested that a report come from LOWBIC addressing impact, not only in high season, but during the fall when people are traveling across the country and south.

Adolph Baier shared personal experiences during a one year family tour of North America in an RV. He commented that a friendly welcome sign and associated attitude is nicer than the negative reputation which Kenora seems to be gaining. He further stated that he does not feel that the City should meddle in affairs on private property. A discussion ensued respecting land use planning.

Councillor Wasacase thanked Mr. Baier and he left at 10:36.

LOWBIC will take the lead in researching and reporting back with respect to impact of RV's parking at WalMart and recommend action which will showcase Kenora as a friendly and open community while protecting small business.

2) Additions to the Agenda

None.

3) Declaration of Pecuniary Interest

None.

4) Official Plan

The City Planner reported that the Minister of Municipal Affairs and Housing has approval of the Official Plan is imminent.

Councillor Compton wondered what the impact was of the modifications which were required for approval. The City Planner reminded the Committee that the modifications were vetted through this Committee and a resolution passed by Council.

Action required: Distribute copy of the Council resolution to Committee. City Planner to review modifications and ensure they are the same as those Council previously approved.

5) Private Roads Assumption Policy

The City Planner and the Operations Manager have produced the final draft and recommend approval of the policy.

Discussion ensued with respect to review by solicitors.

Action required: Send to both Solicitors for final review and request written comments for the next meeting.

6) See above

7) LOWBIC – Agreement, Budget and Quarterly Report

Annali Rosteski distributed a combined report for both the first and second quarters and reviewed the highlights. She indicated that there will be a new staff member hired for administrative assistance for the COBRA and BRAND projects – each will require a ½ time employee.

A private investor has expressed interest in developing a conference centre in Kenora. Annali will give them the contact information for the Performing Arts Centre Committee.

Bill Preisentanz noted that the quarterly financial statements were not provided. He added that there has been a lack of economic development

activity on LOWBIC's part. Ms. Rosteski stated that LOWBIC does not currently have the resources, nor time to be proactive in this regard. She commented that LOWBIC does deliver economic development through all of the other projects ie. Tourism, special events etc. and that the City and LOWBIC should discuss how exactly to define economic development for purposes of the service agreement. Ms. Rosteski noted that the City and LOWBIC could develop into a strong partnership to address both social and economic issues which must be addressed in order to bring Kenora forward as an international tourist destination.

Action required: LOWBIC to provide quarterly financial reports and Bill P. and Annali Rosteski will enter into discussion with respect to economic development in the City.

8) Performing Arts and Conference Centre

Councillor McMillan reported that the Committee will be meeting next week to discuss the feasibility study. He reminded Ms. Rosteski that there may be a partnership opportunity with the private investor she has met with , on behalf of LOWBIC, and requested that she encourage the investor to contact the Committee.

Action required: Ongoing.

9) Request to take Introduction to Municipal Law – Tara Rickaby

Bill Preisenzanz stated that the funds for education are in the department's budget and this item was not required to be on the agenda.

Action required: Approved.

10) Strategic Planning – Status Report

Jeff Port reported that the final comments have been received through the "I" team and that a report will be available for the next meeting of this Committee.

Action required: Report for next meeting.

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

Jeff Port gave the Committee an overview of the proposed development, which was given conditional approval in October of 2003. One condition was that a subdivision agreement be entered into.

There was some discussion respecting who should prepare the agreement in general; the developer or the City.

Action required: Send draft, with Developer's solicitor's comments to Municipal Solicitor for review. City Planner and CAO to research preparation of subdivision agreements and report next meeting.

Motion required adjourning to Closed Meeting (11:45 am)

Moved by: Rory McMillan Seconded by: Len Compton

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: Colin Wasacase Seconded by: Rory McMillan
THAT the closed meeting be adjourned at 12:05 p.m.

Action from closed meeting:

70 Park Street – The City Planner and Councillor Szajewski recommend that the facility at 70 Park Street be offered to the Kenora Youth Drop In Centre.

Action required: Recommendation to Committee of the Whole to proceed in principle and authorize the CAO to negotiate the terms of a lease.

The meeting adjourned at 12:06 p.m.

Next meeting, Thursday, September 1, 2005, 10 a.m., Council Chambers