



City of Kenora  
Planning Advisory Committee  
60 Fourteenth Street N.  
Kenora, ON P9N 4M9

MINUTES

**CITY OF KENORA PLANNING ADVISORY COMMITTEE**

March 1, 2006

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
3:00 P.M.

Present:

Art Mior	Chair
Wayne Gauld	Member
Jim Day	Member
Terry Tresoor	Member
Joyce Chevrier	Member
Tara Rickaby	Assistant Secretary Treasurer

Regrets: Jeff Port , Secretary-Treasurer , Pat Pearson, James Tkachyk

I. CALL MEETING TO ORDER

Art Mior called the special meeting City of Kenora Committee of Adjustment meeting to order at 3:00 p.m. The meeting was called as a result of an application by Anthony Bruneau, Agent 1522939 Ontario Ltd. He welcomed Anthony and Carol Bruneau and Murray Delorme, Principal of St. Thomas Aquinas High School to the meeting.

II. CONFLICT OF INTEREST:

IV. APPLICATIONS: None

**1) Application for Minor Variance A04/06 1522939**

Tara Rickaby reviewed the planning report and read the comments, which were requested by the committee, from the Kenora Police Service and the City Roads Supervisor. Neither contained any objection to the proposal.

Art Mior asked Mr. Delorme for additional information. Mr. Delorme commented that:

- this is a new program introduced at the secondary school level which focuses on the trades
- there will be 17 Grade 11 and 12 students participating
- they will be transported, by van, for classes beginning at 9 a.m. and picked up 75 minutes later by a bus, across the street from the subject property
- the plan is to modify the building to provide a classroom setting as well as the shop setting
- students will be constructing small structures as modular kits to be re-constructed by the purchaser on site
- the building was formerly a bottling plant so noise should not be an issue, and if there is noise it will be between 9 and 10 in the morning during the week

- there will be between 6 and 8 electric tools

Mr. Delorme summed up by indicating that, because of the crisis in trades, this program will benefit both the student and the community in the future

Mr. Mior asked the applicant for comments. Mr. Bruneau commented that the building is air conditioned and so there should be no need to open doors in the warmer weather and therefore noise should not be an issue. Carol Bruneau added that the building is brick construction.

Mr. Mior asked about access. Mr. Bruneau explained that there is a man door at the rear, and the main, front access is also a man door.

Mr. Mior asked for questions from the committee. Wayne Gauld asked for clarification respecting use of the van and a bus. Mr. Delorme explained that the van will be used specifically for this program, but a bus will leave Confederation College, with students from another program and pick the students from this program up along the way. Discussion arose with respect to on site parking and street parking.

Discussion ensued with respect to why this site was chosen and general safety and supervision of the students and on site parking. The Committee recommends that, when leaving, students be held on the north side (subject property) until the school bus stops on the opposite side of Park Street. The safety provided by the bus' flashing light system will be better than crossing without it.

**Moved by: Jim Day      Seconded by: Terry Tresoor**  
**THAT** Application No. A04/06 1522939, for Variance to Zoning By-law No. 160-2004 for approved as the change in use is minor, maintains the intent of the Official Plan and Zoning By-law and is desirable and appropriate for the area.

**Moved by: Joyce Chevrier      Seconded by: Wayne Gauld**  
**THAT** approval of this variance to Zoning By-law No. 160-2004, for use as a training centre, be tied to the lease between the Kenora Catholic District School Board and 1522393 Ontario Ltd, and that a copy of said lease shall form part of this approval.

**CARRIED**

I. ADJOURN:

**Moved by: Terry Tresoor**  
**THAT** the March 1, 2006 Committee of Adjustment meeting be adjourned at 3:27 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 21<sup>ST</sup> DAY OF MARCH, 2006

-----  
CHAIR

-----  
SECRETARY-TREASURER