



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

MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**

January 17, 2006  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
7:17 P.M.

Present:

Art Mior	Chair
Wayne Gauld	Member
James. Tkachyk	Vice Chair
Pat Pearson	Member
Jim Day	Member
Terry Tresoor	Member
Tara Rickaby	Assistant Secretary Treasurer
Jeff Port	Secretary-Treasurer
Rick Perchuk	Operations Manager

Regrets:

**DELEGATIONS**      None

I.      **CALL MEETING TO ORDER**

Art Mior called the January 17, 2006 City of Kenora Planning Advisory Committee meeting to order at 7:17 p.m.

**1) Election of Chair**

Art Mior asked the Committee to suspend the order of the agenda in order to elect a new Committee Chair. The Committee agreed.

Art Mior turned the meeting over to Jeff Port to accept nominations and carry out a vote for Chair.

Jeff called for nominations for Chair. Terry Tresoor nominated Art Mior. Jeff asked for further nominations; none heard Moved by: Terry Tresoor Seconded by: Pat Pearson THAT nominations be closed. **CARRIED.**

Art Mior accepted the nomination and indicated that he would like someone else to consider the position if he is re-appointed for the next term.

Jeff turned the meeting back over to Art Mior.

Art Mior called for nominations for Vice Chair. Terry Tresoor nominated James Tkachyk, seconded by Jim Day.

Jeff asked for further nominations. James Tkachyk nominated Wayne Gauld. Wayne Gauld declined and James Tkachyk accepted the nomination.

Moved by: Jim Day                      Seconded by: Pat Pearson that nominations be closed.

II. CONFLICT OF INTEREST: Jim Day declared a conflict with Item V(1) Application for Consent No. B17/05 Neniska.

III. MINUTES:

**Moved by: Jim Day      Seconded by: Pat Pearson**

**THAT** the minutes of the Planning Advisory Committee December 13, 2005 be approved as amended.

**CARRIED**

Corrections:                      Addition of the word “none” after “corrections” and “business arising”.

Business Arising:

IV. APPLICATIONS: None

V. OLD BUSINESS:

**1. Application for Consent B17/05 Neniska -**

Jeff Port explained that he and the Applicants met and that there is an amended sketch to consider. The Applicants propose that the portion of property which is affected by the F2 value be transferred to the City of Kenora to be rezoned EP-Environmental Protection thus rendering it unbuildable and protecting the fishery value. The Applicants also propose that a covenant be registered indicating that the property must be held by the City in perpetuity.

The Committee discussed the turnaround issue on Meadow Trail. The Applicant indicated that if the turnaround were moved from where it actually is located back to where it was laid out in the reference plan, that access to one of the new lots will not be available from a public road. The school bus does not pick children up in the subdivision; there is a central pick up for them.

**Moved by: Wayne Gauld                      Seconded by: Terry Tresoor**

**THAT** Consent Application B17/05 Neniska, for the creation of 2 new lots be approved with the following conditions:

- 1) The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records be provided.
- 2) A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
- 3) Three original copies (not a photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
- 4) That the transferor and the transferee not be the name of the same person on the Transfer/Deed of Land Form.
- 5) That a letter be received from the Northwestern Health Unit indicating that there are no objections.

- 6) That a letter be received from Bell Canada indicating that there are adequate utility easements.
- 7) That a letter be received from the Roads Supervisor indicating that there is a suitable location for a driveway entrance.
- 8) That the Applicant installs a rural addressing post and number at the end of each driveway to the satisfaction of the Chief Building Official.
- 9) That the portion of property indicated on Schedule A as .54 ha be transferred to the City of Kenora for future EP – Environmental purposes.

If the conditions to consent approval are not fulfilled within one year of the date on this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

**CARRIED**

VI. NEW BUSINESS:

**1) Questions re. Planning and Property Meeting – Nothing**

The next item was moved to the agenda for the Committee of Adjustment meeting.

**2) Membership**

VII. ADJOURN

Moved by: Terry Tresoor

**THAT** the January 17, 2006 Planning Advisory Committee, be adjourned at 7:37 p.m.

**CARRIED**

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

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CHAIR

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SECRETARY-TREASURER



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

MINUTES  
COMMITTEE OF ADJUSTMENT  
MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
January 17, 2006  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
7:38 P.M.

Present:

Wayne Gauld	Member
James. Tkachyk	Vice Chair
Pat Pearson	Member
Jim Day	Member
Terry Tresoor	Member
Tara Rickaby	Assistant Secretary Treasurer
Jeff Port	Secretary-Treasurer
Rick Perchuk	Operations Manager

Regrets:

I. CALL MEETING TO ORDER:

Art Mior called the December 13, 2005 City of Kenora Committee of Adjustment meeting, to order at 7:38 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

**Moved by: Pat Pearson**      **Seconded by: James Tkachyk**  
THAT the minutes of the January 17, 2006 meeting be approved as distributed.

**CARRIED**

Corrections: None

Art Mior asked the Committee if the agenda could be suspended in order to address "Old Business Application for Minor Variance No. A14/05 Siegers". The Committee agreed.

IV. OLD BUSINESS:

1. Application for Minor Variance No. A14/05 Siegers  
Jeff Port reviewed the application and planning issues; the garage was built between the house and the road, contrary to section 5.1.14 of the Zoning By-law. There was a "stop work order" served, requiring compliance with the zoning by-law. The options for compliance are to have a variance/permission approved, or remove the building.

Art Mior added that, if a variance/permission is approved, a condition of approval will be that a survey be provided, proving that the building both

meets the minimum yard requirements of the by-law and is wholly located on the owner's property.

Discussion ensued with respect to requirements for a survey or for a letter from an Ontario Land Surveyor indicating that the building complies and is located on the subject property. The Committee agreed that if the building does not meet these standards it should be removed. Ms. Siegers stated that she would not have a problem with this. Discussion ensued with respect to jurisdiction of the Committee. The Committee is delegated by Council to make decisions with respect to minor variances; consequences of a refusal would be under the authority of the Planning Department.

**Moved by: Jim Day**

**Seconded by: Terry Tresoor**

THAT Application for Minor Variance A14/05 Siegers to provide relief from section 5.1.1(4) of Zoning By-law 160-2004 be approved conditional upon a letter from an Ontario Land Surveyor being provided indicating that the foundation of the garage meets the minimum yard requirements of the zoning by-law and is wholly located on the subject property and that the City Planner provides survey instructions to the surveyor of the property owners' choice.

**CARRIED**

**V. APPLICATIONS:**

**1) Application for Minor Variance No. A01/06 Rioch**

No discussion.

**Moved by: James Tkachyk**

**Seconded by: Jim Day**

THAT Application for Minor Variance No. A01/06 Rioch be approved to reduce the north front yard requirement from 7.5 metres to 2.78 metres for a variance of 4.72 metres.

**CARRIED**

**2) Application for Minor Variance A02/06 McDougald**

The Committee discussed future access and agreed that it could be provided for a driveway using the private roads policy. There is some precedent for approval.

The Committee discussed impact and agreed that there would be no harm to adjacent property owners; in fact, if a driveway ever went on the unopened lane allowance it would be the subject property which may be impacted, although not to a large extent.

The Committee agreed that if the property was not located abutting an unopened road allowance the decision would be different.

**Moved by: Pat Pearson**

**Seconded by: Terry Tresoor**

THAT Application for Minor Variance No. A02/06 be approved for relief of the side yard requirements from 2.5 metres to 0 metres for a variance of 2.5 metres.

**CARRIED**

VI. NEW BUSINESS:

1. Committee Membership – The Committee recommends that Joyce Chevrier be appointed to fill the vacancy left by the resignation of Randy Hanstead. This recommendation is to be forwarded to Property and Planning.

2. Staff reports – Art Mior commented that he has an objection to staff reports which contain personal opinions or editorial comments. He indicated that he was not speaking of reports from the Planning Department. The Committee discussed the issue and agreed that inter-departmental reports should be based on fact and not contain recommendations. Rick Perchuk will discuss this issue with the department in question.

VII. ADJOURN:

**Moved by: Terry Tresoor**

**THAT** the January 17, 2006 Committee of Adjustment meeting be adjourned at 8:47 p.m.

**CARRIED**

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

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CHAIR

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SECRETARY-TREASURER