

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

#### **MINUTES**

#### CITY OF KENORA PLANNING ADVISORY COMMITTEE

February 21, 2006

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N. OPERATIONS CENTRE BUILDING 7:25 P.M.

Present:

Wayne Gauld Member

James. Tkachyk Acting Chair

Pat Pearson Member
Jim Day Member
Terry Tresoor Member
Joyce Chevrier Member

Tara Rickaby Assistant Secretary Treasurer

Regrets: Jeff Port, Secretary-Treasurer, Rick Perchuk, Operations

Manager, Art Mior, Chair

#### **DELEGATIONS** None

## I. CALL MEETING TO ORDER

James Tkachyk called the February 21, 2006 City of Kenora Planning Advisory Committee meeting to order at 7:26 p.m. He welcomed Joyce Chevrier to the Kenora Planning Advisory Committee and Committee of Adjustment.

## II. CONFLICT OF INTEREST:

#### III. MINUTES:

Moved by: Pat Pearson Seconded by: Jim Day

**THAT** the minutes of the Planning Advisory Committee January 17, 2006 be approved as presented.

**CARRIED** 

## Corrections:

Business Arising:

#### IV. APPLICATIONS: None

# 1. Application for Exemption: Plan of Condominium No. C01/06 Twin Eleven

Randy Seller was in attendance and reminded the Committee of the three planning applications which the condominiums have been the subject of. He indicated that the building is almost completely constructed and that they will be looking for occupancy in late March or April.

Moved by: Jim Day Seconded by: Terry Tresoor THAT the application by Twin Eleven Investors for the request exemption from sections 51 and 51.1 of the Planning Act, under section 9(6) of the Condominium Act be approved.

**CARRIED** 

The Application for Plan of Condominium will be brought forward at the March 21, 2006 meeting.

#### 2. Request for Validation of Title

After a brief overview and discussion between Randy Seller and the Committee it was discovered that the property in question is landlocked, with no road in close proximity and therefore a consent cannot be contemplated. If private access can be achieved then the request will be re-considered.

#### V. OLD BUSINESS:

None

#### VI. NEW BUSINESS:

- 1) Questions re. Planning and Property Meeting None
- 2) **Pre-consultation R1 to R2 Lakeside** Committee will not comment on the situation without an application indicating a site plan, including parking.
- **3) OACA** Committee feels that a staff member should attend as well as a committee member. Tara may be able to go. Wayne and Pat are both willing to attend. A decision will be made at the March meeting.
- 4) CBO Recommendation re. Minimum Area of Principle Building No discussion.
- 5) Support for Resolutions from Blue Mountains etc.

Moved by: Joyce Chevrier Seconded by: Wayne Gauld THAT the Kenora Planning Advisory Committee recommends that the Council of the City of Kenora supports the position of the Town of the Blue Mountains and the Municipality of Grey Highlands to ensure that local control, through planning documents, be continued with respect to all energy projects.

CARRIED

- **6) Proposed rezone from R2 to LC Pre-consultation only** Committee will not comment on the situation without an application indicating a site plan, including parking.
- 7) Application from R1 to R2 Application not received

## 8) Application for Consent NO. B07/05 Bissonnette

The Planning Department recommends a change of condition in order to tie Plot A on Plan 59 to Part 5, Plan 23R-11169 according to the provisions of Section 118 of the Land Titles Act and amend the application from a lot addition to "creation of a lot".

Moved by: Jim Day Seconded by: Terry Tresoor

**THAT** conditions of approval for Application No. B07/05 Bissonnette be amended to include "That Plot A on Plan 59 be joined to Part 5, Plan 23R-11169 according to the provisions of Section 118 of the Land Titles Act" and amend the application from a lot addition to "creation of a lot".

**CARRIED** 

VII. ADJOURN

Moved by: Terry Tresoor

**THAT** the February 21, 2006 Planning Advisory Committee,

adjourned at 8:35 p.m.

**CARRIED** 

ADOPTED AS PRESENTED THIS 21ST DAY OF MARCH, 2006

CHAIR

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

February 21, 2006
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:36 P.M.

Present:

Wayne Gauld Member
James. Tkachyk Acting Chair
Pat Pearson Member
Jim Day Member
Terry Tresoor Member
Joyce Chevrier Member

Tara Rickaby Assistant Secretary Treasurer

Regrets: Jeff Port, Secretary-Treasurer, Rick Perchuk, Operations

Manager, Art Mior, Chair

#### I. CALL MEETING TO ORDER:

James Tkachyk called the February 21, 2006 City of Kenora Committee of Adjustment meeting, to order at 8:36 p.m.

#### II. CONFLICT OF INTEREST:

## III. MINUTES:

**Moved by:** Pat Pearson Seconded by: Terry Tresoor THAT the minutes of the February 21, 2006 meeting be approved as amended.

Corrections: Change date of minutes approved to December 13, 2005.

**CARRIED** 

#### IV.APPLICATIONS:

## 1) Application for Minor Variance No. A03/06 Laewetz

The Committee discussed the application with respect to the fact that this is new construction, as well as having a surveyor set the foundation of the building at the time of construction. Further discussion revolved around the location of the pipe and development so close to an easement and whether or not it will create problems for future maintenance issues.

**Moved by: Jim Day Seconded by: Joyce Chevrier THAT** Application No. A03/06 Laewetz, for Variance to Zoning By-law No. 160-2004 for side yard setback be deferred until March 21, 2006, and;

FURTHER THAT the Applicant be offered an opportunity to amend the application in order to move the proposed residence towards the west and request a variance on the west lot line.

**CARRIED** 

#### 2) Application for Minor Variance A04/06 1522939

The Committee discussed the fact that there was no representation from the School Board at the meeting to answer questions with respect to bussing issues and possible noise issues during the warmer months.

Moved by: Pat Pearson Seconded by: Terry Tresoor

**THAT** Application No. A04/06 1522939, for Variance to Zoning By-law No. 160-2004 for side yard setback be deferred until March 21, 2006, and;

FURTHER THAT the Applicant be encouraged to bring representation from the Kenora Catholic District School Board; and

THAT the City of Kenora Roads Supervisor and Kenora Police Service be asked for comments on the safety issues surrounding bussing.

**CARRIED** 

#### V. OLD BUSINESS:

1. Application for Minor Variance No. A14/05 Siegers

A letter has been received from John Siegers asking that the requirement for a letter from an OLS be waived, as well as asking the Committee to consider permitting the garage to be made narrower by moving the south wall in so that it complies with the by-law.

The Committee discussed the issue and will require that the condition of approval, being a letter from an OLS indicating the dimensions from the building to each of the front and side yards be received.

**CARRIED** 

#### VI. NEW BUSINESS:

# VII. <u>ADJOURN:</u>

Moved by: Terry Tresoor

**THAT** the February 21, 2006 Committee of Adjustment meeting be adjourned at 9:05 p.m.

**CARRIED** 

ADOPTED AS PRESENTED THIS 21 <sup>ST</sup>	DAY OF MARCH, 2006
CHAIR	SECRETARY-TREASURER