



MINUTES

**CITY OF KENORA PLANNING ADVISORY COMMITTEE**

May 24, 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 |
| Jeff Port                           | Secretary-Treasurer |
| Regrets: Pat Pearson, James Tkachyk |                     |

CALL MEETING TO ORDER

Art Mior called the special meeting of the City of Kenora Planning Advisory Committee to order at 3:00 p.m. The meeting was called as a result of an application by Randall Seller, Agent for Alfred and Joanne Moncrief, and an application by Randall Seller, Agent for Allan Alcock; each application being for a lot addition.

CONFLICT OF INTEREST: None

APPLICATIONS:

**1) Application for Consent No. B07/06 Moncrief**

The Committee discussed the encroachment of the septic field and the configuration of lots lines. Randall Seller will bring the Committee's concern, respecting configuration of lot lines to the attention of the Applicant, Owners and surveyor.

**Moved by: Joyce Chevrier** Seconded by: **Jim Day**  
 THAT Application No. B07/06, for consent for a lot addition be approved with the following conditions:

The application is for the creation of one residential lot. It is recommended that this application for consent for a lot addition 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.

*Special*

- 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 Northwestern Health Unit provides a letter stating that the septic field location, size and buffer/setback requirement is adequate, as well as the suitability and functionality of the existing system.

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**

**2. Application for Consent NO. B02/06 Alcock**

Mr. Alcock and Mr. Seller were present as a deputation. Mr. Seller gave a brief review of the history of the original application of 1993, and the intent of that application.

The Committee wanted to know the reason for the application: Mr. Seller explained that, although the conditions of the 1993 consent were met, and a 20 metre road allowance surveyed out and kept in the name of the Applicant, Mr. Bert Alcock would like to use an access road, which has already been established, and runs east from the Allan Alcock property. Discussion ensued respecting the change in use on the subject property, the existing lease associated with the cardlock use and the impact of a lot addition on that use.

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

**THAT** Application for Consent No. B02/06 Alcock be tabled until the Applicant provides confirmation that the Lessee and the Lessor are in agreement with the impact of the proposed lot addition to the current lease.

**CARRIED**

**Meeting ended at 3:58**

**The Committee agreed to hear a deputation respecting B03/06 Fregeau.**

**3. Application for Consent No. B03/06 Fregeau**

Jeff Port reviewed the application and reminded the Committee of what is required of the Applicant as directed by PAC at the previous meeting: "that the City Road Supervisor be requested to meet with the Applicant's driveway contractor to further discuss the issues surrounding the issuance of an entrance permit for the proposed new lot. Further, the Applicant is requested to provide a report, stamped by a qualified professional engineer, licensed to practice in the Province of Ontario, encompassing the following:

- (i) a detailed design of the proposed driveway and entrance on to Glen Cameron Drive, and;
- (ii) an engineering analysis indicating how the proposed driveway and entrance will conform to City engineering specifications for sight lines, horizontal curves and vertical curves; and

(iii) an erosion control plan and a drainage plan for the property and associated infrastructure works."

Mr. Fort then read a memorandum from the City's Road Supervisor, which indicated that there will be no entrance permit issued because of the sight lines and safety issues.

Mr. Bruce Ormiston, Agent for the Applicant, thanked the Committee for the opportunity to meet today. He explained that his client has tried to hire an engineer, however there is no one, locally, who is qualified and the search will have to go to either Winnipeg or Thunder Bay. Mr. Ormiston commented that the Road Supervisor's recommendation, based on a 50 km/hr speed zone should be dealt with, by Council, to reduce the speed because that speed is too high for the area. Mr. Ormiston reminded the Committee that the application is for the creation of one new lot on Glen Cameron Drive, which is a dead end road, with a curve and a hill on it. He suggested that the proposed driveway location has better sight lines than the existing driveways. Mr. Ormiston went on to say that the Road Supervisor's report, while technically correct, is not practical. People must drive to the conditions of the road. Mr. Ormiston concluded by asking again for Committee support of the application and the opportunity to bring in an engineer to present a report.

The Committee discussed various scenarios. The issue is not the driveway, per se, but the condition of the existing municipal roadway.

**Moved by: Jim Day**      **Seconded by: Terry Tresoor**  
**THAT** Application B03/06 Fregeau be tabled to the June 20<sup>th</sup>, 2006 meeting pending a report, stamped by a qualified professional engineer, licensed to practice in the Province of Ontario, encompassing the following:

- (iv) a detailed design of the proposed driveway and entrance on to Glen Cameron Drive, and;
- (v) an engineering analysis indicating how the proposed driveway and entrance will conform to City engineering specifications for sight lines, horizontal curves and vertical curves; and
- (vi) an erosion control plan and a drainage plan for the property and associated infrastructure works.

**CARRIED**

IV. ADJOURN:

**Moved by: Terry Tresoor**  
**THAT** the May 24, 2006 Kenora Planning Advisory Committee meeting be adjourned at 4:35 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 20<sup>th</sup> DAY OF JUNE, 2006

CHAIR



SECRETARY/TREASURER



**KENORA COMMITTEE OF ADJUSTMENT**

May 24, 2006  
SPECIAL MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
4:36 P.M.

Present:

- Art Mior
- Wayne Gauld
- James Tkachyk
- Terry Tresoor
- Joyce Chevrier
- Tara Rickaby
- Assistant Secretary Treasurer
- Jeff Port
- Secretary Treasurer
- Regrets: Pat Pearson, James Tkachyk

*(Handwritten mark)*

DELEGATIONS

None

I. CALL MEETING TO ORDER

Art Mior called the May 24, 2006 City of Kenora Committee of Adjustment meeting to order at 4:36 p.m. This meeting is called to complete the business of the 16<sup>th</sup> May 2006 meeting.

II. CONFLICT OF INTEREST: None

III. MINUTES:

**Moved by: Joyce Chevrier** **Seconded by: Terry Tresoor**  
**THAT** the minutes of the Planning Advisory Committee April 18, 2006 be approved as amended.

Corrections: Date  
Business Arising:

**CARRIED**

IV. APPLICATIONS:

1. **Application for Minor Variance No. A06/06 Nelson** to permit the construction of an accessory garage closer to the street than the principle dwelling is to the street and reduce the required front yard on Ocean Avenue.  
The Committee discussed the ability to fit a vehicle onto the existing pad and the fact that a garage must be a minimum of 2 metres from the principle residence.  
The vinyl structure which is currently on the pad must be removed as it is in contravention of the zoning by-law.

**Moved by: Terry Tresoor** **Seconded by: Joyce Chevrier**  
**THAT** Application for Minor Variance No. A06/06 Nelson be approved for permission to located an accessory garage closer to the front lot line than the street, and for a setback from the north lot line (abutting Ocean Avenue) of .6 metres, and it meets the intent of Zoning By-law No. 160-2004 and the Official Plan, conditional upon the removal of the existing

vinyl garage structure, from the property, prior to the issuance of a building permit.

**CARRIED**

**2. Application for Minor Variance No. A07/06 Yeo**

No discussion.

**Moved by: Jim Day**  
**Seconded by: Wayne Gaud**  
**THAT** application for minor variance no. A07/06 Yeo, to reduce the required setback, from a navigable waterway, for a leaching bed from 30 metres to 15 metres be approved as it conforms with the Ontario Building Code and is desirable for the area.

**CARRIED**

**3. Application for Minor Variance No. A08/06 Alexander**  
Discussion of probable requirement for additional variance in order to construct stairs on east front as set out in application, or remove tree. This will be dealt with by the Building Department.

**Moved by: Wayne Gaud**  
**Seconded by: Jim Day**  
That application for minor variance no. A08/06 to a) to reduce the required sideyard setback for the south sideyard from 2.5 metres to 1.22 metres, for a variance of 1.28 metres; and b) reduce the required side yard setback for the north sideyard from 2.5 metres to 0 metres for a variance of 2.5 metres, for construction of a deck, be approved, conditional upon access to the Kenora Hydro meter being maintained, or the meter moved to provide access.

**CARRIED**

**V. OLD BUSINESS:**  
1. Application for Consent No. B03/06 Fregeau  
See minutes of Planning Advisory Committee.

**VI. NEW BUSINESS:**

**VII. ADJOURN**

**Moved by: Terry Tresor**  
**THAT** the May 24, 2006 Committee of Adjustment meeting be adjourned at 5:25 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 20<sup>th</sup> DAY OF JUNE, 2006

CHAIR



SECRETARY-TREASURER

