



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

MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE

October 17, 2006
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
7:11 P.M.

Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
James Tkachyk	Member
Pat Pearson	Member
Jim Day	Member
Jeff Port	Secretary-Treasurer
Tara Rickaby	Assistant Secretary-Treasurer

Regrets:

I. CALL MEETING TO ORDER

Art Mior called the regular meeting of the City of Kenora Planning Advisory Committee to order at 7: 11 p.m.

II. CONFLICT OF INTEREST: None

The Committee agreed to suspend the agenda and move directly into "Old Business".

V. OLD BUSINESS :

1) S03/06 Moncrief

In attendance were Gerry Moncrief, Lisa Moncrief, Jack Young, Don Lenahan

Jeff Port reviewed the original application and discussed the red line drawing, which reconfigures the size of both potential lots 7 and 8 in order to ensure access/docking to Black Sturgeon, which will not impact the fishery. The Ministry of Natural Resources has agreed to the reconfiguration and therefore the Planning Department will recommend the change. The recommendation for a decision will come forward at the next meeting of this committee.

Gerry Moncrief added that he had both the Ministry of Natural Resources staff and the Northwestern Health Unit staff out for a site visit and that both agencies are satisfied with the new configuration.

Don Lenahan thanked both Gerry Moncrief and Jeff Port for the new configuration of the Peterson Road.

Discussion ensued with respect to the requirement of deep water for docking/access purposes and protection of the fishery.

Art Mior reminded the Committee that there was a concern, stated by Committee members at earlier meetings, that the lots are designed to meet just the minimum standards. He suggested that staff should ensure that the lake capacity study for Black Sturgeon should go forward as soon as possible.

Jeff Port explained that there will be a line item for the study; approximately \$50,000 may be required. He stated that the item will be placed on the proposed budget, however the residents of the area may have to let Council know that this matter is important to them.

Gerry Moncrief asked if the lot sizes proposed on the draft plan would be affected. Art Mior replied that the recommendation and decision will go forward at the November meeting.

2) B11 & 12/06 Abitibi

Jeff Port explained that there would be no decision made at this meeting. The cultural heritage, archeological values and cultural/historical significance of the property, and Official Plan required consultation with the City's First Nations partners. Jeff suggested that a special meeting be held by the Committee in order to make the decision.

3) M & L Developments (Mark Bonten in attendance)

Jeff Port stated that there will be no recommendation for a decision tonight and updated those present of the recommendations and requirements of both TransCanada Pipelines and the Ministry of Natural Resources. The Committee would like clarification from the Northwestern Health Unit that there actually is a building envelope on lots 15 and 16. Mark Bonten provided a Stage 1 and 2 Archeological Report. Mark will meet with planning staff tomorrow to discuss the remaining outstanding issues..

Gerry Moncrief asked why there was no decision being made tonight on S03/06. Jeff Port replied that the new, redlined, configuration had to be reviewed by the Committee and interested parties and that it was his understanding that Mr. Moncrief had wanted to speak to the residents. He assured Mr. Moncrief that if there is to be a special meeting, the item will be placed on the agenda.

III. MINUTES

Moved by: Joyce Chevrier Seconded by: James Tkachyk

THAT the minutes of the September 19, 2006 regular meeting be adopted as distributed.

Corrections:

CARRIED

Business Arising: The Committee discussed the thank you from Don Lenaghan re. the new alignment of Peterson Road.

IV. APPLICATIONS:

1) Application for Consent No. B17/06 Hulmes

The Committee acknowledged that Application B10/06 is no longer applicable and that this application satisfies the family's estate planning requirements.

Moved by: Terry Tresoor Seconded by: Joyce Chevrier

THAT Application No. B15/06, for consent no. B17/06 Hulmes, for the creation of three 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, the Applicant transfers a minimum 20 metre road allowance for any portion of the Essex Road that crosses the subject property be surveyed out and transferred to the City of Kenora.
- 6) That a letter be received from the City of Kenora Road Supervisor indicating that there are appropriate areas for entranceways on each of the three new lots.
- 7) That a letter be received from the NWHU indicating that there is adequate area for a septic system on all three new lots.
- 8) That a letter be received from Bell Canada indicating that there are adequate utility easements in place.
- 9) That the Applicant installs a rural addressing post and number at the end of each driveway to the satisfaction of the Chief Building Official.

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

OLD BUSINESS

M & L Developments – The Committee discussed the road location, works required and slopes, re. road construction. Further discussion ensued with respect to future requirements for larger lots with larger frontage

requirements on water. Tara will follow up with the NWHU re. the requirements for lots 15 and 16.

The Planning Department will draft a resolution with respect to policy for lot frontage requirements on waterfront.

VI. NEW BUSINESS

1) Questions re. Property and Planning Meeting – None

2) Application for Zoning By-law Amendment Z07/06 Ronnebeck –

Jeff Port reviewed the planning report, including letters of objection from two neighbours, to the north, across Lakeside Crescent from the subject property. Both neighbours cite objections which are property standards related, as well as a concern with the height of any new construction and how it may affect their view of the lake. The width of Lakeside Crescent was also a concern, along with associated traffic issues.

There were no objections as a result of the internal circulation, however the Road Supervisor does state that the garage, which is located partially on the municipal road allowance should be removed. In addition, Jeff Port asked the Road Supervisor for an opinion on the width of Lakeside Crescent; the paved portion is 20 feet wide, which is standard.

Moved by: Terry Tresoor

Seconded by: Joyce Chevrier

THAT the Kenora Planning Advisory Committee recommends that the application for Zoning By-law Amendment Z07/06 Ronnebeck be approved by Council.

CARRIED

3) December meeting – December 19th, 2006 at 5:00 p.m.

VIII. ADJOURN:

Moved by: Terry Tresoor

THAT the October 17, 2006 Kenora Planning Advisory Committee meeting be adjourned at 8:31 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF November, 2006

CHAIR

SECRETARY-TREASURER



KENORA COMMITTEE OF ADJUSTMENT

October 17, 2006

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:32 P.M.

Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
James Tkachyk	Member
Jim Day	Member
Pat Pearson	Member
Jeff Port	Secretary-Treasurer
Tara Rickaby	Assistant Secretary-Treasurer

Regrets:

DELEGATIONS None

I. CALL MEETING TO ORDER

Art Mior called the October 17, 2006 City of Kenora Committee of Adjustment meeting to order at 8:32 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: James Tkachyk Seconded by: Joyce Chevrier
THAT the minutes of the Committee of Adjustment September 19, 2006 be approved as distributed.

Corrections:

Business Arising: None

CARRIED

IV. APPLICATIONS: **None**

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN

Moved by: Terry Tresoor

THAT the October 17, 2006 Committee of Adjustment meeting be adjourned at 8:35 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF November, 2006

CHAIR

SECRETARY-TREASURER