



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

MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE

September 19, 2006
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:01 P.M.

Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
James Tkachyk	Member
Tara Rickaby	Assistant Secretary-Treasurer

Regrets: Jim Day, Pat Pearson, Jeff Port

I. CALL MEETING TO ORDER

Art Mior called the regular meeting of the City of Kenora Planning Advisory Committee to order at 8:01 p.m.

II. CONFLICT OF INTEREST: Wayne Gauld declared a conflict, as a realtor, with item #3 Application for Zoning By-law Amendment No. Z05/06 Otis.

III. MINUTES

Moved by: Joyce Chevrier Seconded by: Terry Tresoor

THAT the minutes of the August 15, 2006 regular meeting be adopted as amended.

2. Corrections: Removal of "pick" from item III, correction of spelling of Chevrier.

3. Business arising – Wayne Gauld asked the Committee if the reasoning behind their decision with respect to no further land division on property owned by Burnell. The Committee discussed the Official Plan policy.

CARRIED

IV. APPLICATIONS:

1) **Application for Consent No. B15/06 Gombar**

Committee discussed easements being required on abutting properties. Bell Canada is in the process of securing easements throughout the area.

Moved by: James Tkachyk Seconded by: Wayne Gauld

THAT Application No. B15/06, for consent no. B15/06 Gombar, for an easement for telecommunications purposes be approved with the following conditions:

The application is for for an easement for telecommunications purposes. It is recommended that this application 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.

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. B16/06 1629700

The Committee discussed the overhead service line running along the edge of the subject property and over the two properties to the southwest. Because it is an existing condition and crosses only at the edge of the property, an easement will not be a condition of consent for the lot addition.

Moved by: Terry Tresoor Seconded by: Joyce Chevrier

THAT application for consent no. B16/06 1629700 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.
- 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 applicant purchases the City road allowance to eliminate the dock encroachment, or alternatively, enter into an encroachment agreement with the City for the use of a dock.

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

3. Application for Subdivision No. S04/06 M & L

Discussion surrounded the size and number of lots given the topography of the area and thus possible impact on water quality. The Committee would like to have the Northwestern Health Unit elaborate on comments as the correspondence seems to imply some level of concern. Further discussion arose respecting building envelopes given the conditions which the NWHU has discussed.

Moved by: Joyce Chevrier

Seconded by: Terry Tresoor

THAT Application for Plan of Subdivision No. S04/06 M & L be tabled for decision until the Planning Advisory Committee has received all applicable information.

CARRIED

V. OLD BUSINESS :

1. S03/05 Moncrief - Peterson Road -

The Committee reviewed the amended plan; a result of the realignment of the Peterson Road and agreed that the new alignment, and resulting elimination of a corner condition was a positive product of negotiation between all parties concerned.

Moved by: James Tkachyk

Seconded by: Wayne Gauld

THAT this amended approval applies to the draft plan S 01/05 Moncrief (Peterson), prepared by Ross M. Johnson Surveying Ltd., dated October 5/05 and amended, by red line drawing, on September 19, 2006 and shows a total of:

- 5 lots
- Realignment of Peterson Road

1. That the final plan shows no lots less than .8 hectares in area.
2. That the road allowance included in this draft plan shall be shown and dedicated as a public highway on the final plan.
3. That a letter be received from the City of Kenora Engineer approving the drainage plan as submitted by the applicant.
4. That the owner shall, at their own expense, re-design and construct the road and associated drainage improvements on this subdivision to a standard not less than the requirements for a City of Kenora rural road standard.
5. That the City of Kenora Municipal Engineer shall provide confirmation that the road has been constructed by the owner as identified in Condition 4.
6. That, prior to approval, the owner shall provide written confirmation from an OLS, indicating that the new road(s) is/are wholly within the road allowance.
7. That the owner agrees in writing to satisfy all of the requirements, financial, and otherwise, of the City of Kenora, concerning the provision of roads, installation of services and drainage, including entering into a subdivision agreement with the City of Kenora.

8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. Hydro One and/or Bell Canada standard easements shall be verified by way of letter of acceptance from the respective utilities.
9. That the subdivision agreement between the owner and the City of Kenora be registered against the lands to which it applies along with the plan of subdivision.
10. That 5% (of current assessed value) cash in lieu of conveyance of land for park or other public recreational purposes shall be paid to the City of Kenora as a condition of final approval.
11. That, prior to final approval by the City of Kenora, a letter be received from the Northwestern Health Unit indicating that they have no objections to the proposed development.
12. That the portion of the Peterson Road located on property owned by Rose and Henry Derouard be transferred to the City of Kenora, and that the portion of City property occupied by the Derouard's garage and residence be transferred to Rose and Henry Derouard.
13. That the portion of the Peterson Road indicated on the draft plan, to the west of the Derouard property, and forming a part of the subdivision, be transferred to Moncrief Construction Ltd., and that the portion of the newly aligned Peterson Road, as indicated on the draft plan, which is currently located on Moncrief Construction property, be transferred to the City of Kenora. The survey and all costs associated with the transfer will be borne by the Developer.
14. That, excepting the portion of the road allowance abutting the property owned by Rose and Henry Derouard, the remaining road allowance occupied by the existing Peterson Road that is located within the draft plan of subdivision, be transferred to Moncrief Construction Ltd.
15. That, prior to final approval, the owner shall supply evidence of adequate groundwater supply.
16. That prior to final approval by the City of Kenora, the City of Kenora is to be advised, in writing, by Moncrief Construction Limited, or their agents, how conditions 4-15 inclusive have been satisfied.
17. That draft approval for this development is for a period of five (5) years. The owner may apply for any extension at least sixty (60) days prior to the lapsing date.

Notes to Draft Approval:

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forward by the appropriate agencies to the City Planner, City of Kenora, 60 Fourteenth Street North, Kenora, ON P9N 4M9, quoting the City of Kenora file number.

2. We suggest you make yourself aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registered Act. Subsection 144 of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144 (2).
3. Clearance letters are required from the following agencies:
 - a) Roads Superintendent,
City of Kenora
60 Fourteenth Street N.,
Kenora, ON P9N 4M9
 - b) Hydro One Networks Inc.
Corporate Services – Real Estate
483 Bay Street, 12th Floor
Toronto, ON M5G 2P5
Att: Mike Derry Jr.
 - c) Bell Canada
Right of Way
2nd Floor, 136 Bayfield St.
Barrie, ON L4M 3B1
Attention: Kevin Dinsmore
4. All measurements in the subdivision final plan must be presented in metric units.
5. That plan must be registered within 30 days following final approval be by the City of Kenora or approval may be withdrawn under subsection 51(59) of the Planning.

CARRIED

2. B11 & 12/06 Abitibi

The Committee reviewed a large scale map of the subject property. The Planning Department is awaiting comments from Ontario Power Generation and CP Rail.

VI. NEW BUSINESS

- 1) Questions re. Property and Planning Meeting – None
- 2) Application for Zoning By-law Amendment Z07/06 Ronnebeck – Removed from agenda
- 3) Application for Zoning By-law Amendment Z05/06 Otis Holdings
Tara Rickaby reviewed the draft planning report which has been prepared for Council. The Committee discussed the history of the use of the property and concerns which have previously been identified by this Committee, as a result of an application for variance to the zoning by-law, which was brought forward as a result of the size of the lot.

Moved by: Joyce Chevrier Seconded by: Terry Tresoor

THAT the Kenora Planning Advisory Committee hereby recommends to Kenora City Council that application no. Z05/06 Otis be refused as it does not comply with the City of Kenora Official Plan, and the proposed amendment would be in contravention of the Planning Act.

CARRIED

VIII. ADJOURN:

Moved by: Terry Tresoor

THAT the September 19, 2006 Kenora Planning Advisory Committee meeting be adjourned at 8:55p.m.

CARRIED

ADOPTED AS PRESENTED THIS 17th DAY OF October, 2006

CHAIR

SECRETARY-TREASURER



KENORA COMMITTEE OF ADJUSTMENT

September 19, 2006

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:56 P.M.

Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
James Tkachyk	Member
Tara Rickaby	Assistant Secretary-Treasurer

Regrets: Jim Day, Pat Pearson, Jeff Port

DELEGATIONS None

I. CALL MEETING TO ORDER

Art Mior called the September 19, 2006 City of Kenora Committee of Adjustment meeting to order at 8:56 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: Terry Tresoor Seconded by: Joyce Chevrier

THAT the minutes of the Committee of Adjustment August 15, 2006 be approved as amended.

Corrections: Change meeting to Committee of Adjustment.

Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Minor Variance No. A13/06 Ingo

Committee discussed neighbours' support and zoning designations in the area.

Moved by: Terry Tresoor Seconded by: Wayne Gauld

THAT Application No. A13.06 Ingo, for a reduction to the north side yard requirements of property described as PLAN M110 LOT 6 PCL 9306, PT LOT 5 RP 23R4382 PART 2, PCL 32025 be approved for a variance from 10 metres to 2.6 metres, for a variance of 7.4 metres be approved.

CARRIED

2. Application for Minor Variance No. A14/06 Moyer

The Committee agreed that there were no issues as the neighbours support the application.

Moved by: Joyce Chevrier

Seconded by: James Tkachyk

THAT Application No. A14/06 Moyer, for a reduction to the front yard requirements of property described as PLAN M56 LOT 102 be for a variance from 7.5 metres to 6.09 metres, for a variance of 1.41 metres and further that permission be given to construct an accessory garage closer to the road than the residence.

CARRIED

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN

Moved by: Terry Tresoor

THAT the September 19, 2006 Committee of Adjustment meeting be adjourned at 9:15 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 17th DAY OF October, 2006

CHAIR

SECRETARY-TREASURER