

**PROPERTY & PLANNING
STANDING COMMITTEE
M I N U T E S**

**Held Wednesday, September 20th, 2006
At 10:00 a.m. – City Council Chambers**

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PRESENT: Councillor Wasacase - Chair
Councillor Compton - Member
Councillor McMillan - Member
Art Mior - Member
Bill Preisentanz - CAO
Jeff Port - City Planner
Tara Rickaby - Planning Assistant

Regrets: Councillor Parkes, Mayor David canfield

Colin Wasacase called the meeting to order at 10:05 a.m.

A. PUBLIC INFORMATION NOTICES AS PER BY-LAW NUMBER 14-2003

Take Notice that as required under Notice By-law No. 14-2003, Council hereby advises the public of its intention to adopt the following by-law at its meeting on September 25th , 2006:

A by-law to enter into a subdivision agreement for a five lot subdivision with Moncrief Construction Limited

and

A by-law to assume and name a road

and

A by-law to add property described as 102 Tenth Street, Part W Part Block57 Plan 18 PLUS 2 S PT STRIP ADJ BLK 57;PCL 20362 to the Municipal Registry (of Properties of cultural heritage significance or interest

B. DECLARATION OF PECUNIARY INTEREST - NONE

C. CONFIRMATION OF MINUTES – 16 August, 2006

Moved by Art Mior, Seconded by Len Compton, and Carried: - THAT the Minutes of 16 August 2006 be accepted.

D. ADDITIONS TO AGENDA – Bill Preisentanz added “Lease – Keewatin Public Works Yard” to the in camera agenda.

E. DEPUTATION - None

1. Transfer of property to 1629700 Ontario Inc. – Road allowance

Jeff Port indicated that the transfer of the road allowance to lands forming a plan of subdivision is a condition of approval of that subdivision and that the transfer executes the resolution passed by Council in 2005.

Councillor Compton asked whether or not a 1 foot buffer is necessary in this case.

Art Mior explained that because there is only one lot, which is likely not able to be divided, outside of the subdivision, that the Planning Advisory Committee reviewed

ACTION

the requirement and removed it. Jeff Port further discussed the unlikely approval of a consent to divide the piece of property which remains, and it outside of the municipal boundaries.

RECOMMENDATION:

*THAT the Council of the City of Kenora declares surplus the property abutting property described Parts 2,3,4,7 & 9 on Plan 23R-11291 , and;
THAT in accordance with Notice By-law # 14-2003, arrangements be made to advertise the sale of the subject lands for a three-week period; and further;
THAT once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to 1629700 Ontario Inc. as a lot addition (consolidation), at the appraised value of \$15,000.00, as established by Century 21 – Reynard Real Estate, plus survey and all other associated costs.*

Recommendation approved

**Joanne/Tara
Mun. Solicitor**

2. Moncrief Construction Limited Subdivision Agreement – Peterson Rd.

One of the conditions of approval is that the developer enter into a subdivision agreement with the City of Kenora. The agreement includes provisions that the developer construct a road, re-align utilities and provide signage. The agreement will ensure there is adequate drainage on the affected lands after the new lots are created. The developer has posted a security on the works to ensure all of the works are constructed to City specifications. The Developer, the City and local residents have worked together to ensure satisfaction for all parties. There remains some land assembly to complete the re-alignment of the road, however these lands are not part of the application for subdivision.

The agreement has been sent to the Municipal Solicitor for review.

The Committee discussed which Moncrief subdivision this agreement would refer to: the Peterson Road plan for five new lots.

RECOMMENDATION:

*That Council give three readings to by-law to enter into a subdivision agreement with Moncrief Construction Limited for the purpose of meeting one of the conditions of draft approval for the development of a five 5 lot subdivision; and further
THAT the Mayor and Clerk be authorized to enter into the agreement on behalf of the City of Kenora.*

Recommendation approved

**Joanne/Tara
Mun. Solicitor**

3. Assumption of road

Jeff Port reported that the City of Kenora entered into a development agreement, for the construction of a municipal road and utilities, with Robert Battigelli, as a condition of consent, in June of 2004. Part 1 of Plan 23R 10998, is the legal description of the road allowance that was transferred to the City of Kenora on October 21, 2004. On August 16, 2006, the City's Road Supervisor recommended that the extension of Hidden Trail Road is complete, and that the holdback should be released and the road be assumed. Mr. Battigelli has requested that the extension of Hidden Trail Road be named "Battigelli Drive". The property has been owned by Mr. Battigelli since the mid-1970's.

The Committee discussed whether or not the abutting neighbours, along Hidden Trail Road had come to terms with the development. Jeff Port indicated that significant upgrading had been done to that road, as a result of lot levies paid by Mr. Battigelli, but that the Roads Supervisor would be the best person on staff to answer the questions.

RECOMMENDATION:

1. *THAT lands affected by the conditions of consent were acquired by the City for the purposes of a highway and further*
2. *THAT the City of Kenora accepts and assumes Battigelli Drive into the City's road inventory, per the recommendation of the Road Supervisor.*
3. *THAT the Corporation of the City of Kenora has acquired, from Robert Battigelli, a part of property described as Part of Parcel 6851, Part of Broken Lot3, Concession1, Township of Melick, now in the City of Kenora, District of Kenora, and designated as Part 1 on Plan 23R-10998, to be assumed as a highway for public/municipal purposes;*
4. *THAT the portion of the road, described as Part 1 Plan 23R-10998, is hereby named Battigelli Drive;*
5. *THAT upon confirmation by the Manager of Finance and Administration that all financial obligations have been fulfilled and upon confirmation by the Municipal Engineer that all outstanding obligations have been completed and upon the*

Developer agreeing to release the City of Kenora, the Municipal Engineer and City Clerk are authorized to execute a Certificate of Release of all obligations and a Certificate of Acceptance under the Development Agreement; and

6. *THAT the Mayor and Clerk be and are hereby authorized to execute any and all documents required to complete this transaction.*
7. *THAT this By-law shall take effect and come into force from and after the final passing thereof.*

Recommendation approved

4. Outstanding Signage Issues - Keewatin

Bill Preisentanz advised the Committee that the marketing plan, associated with amalgamation in 2000, recommended that neighbourhood signs be erected, similar to those in Winnipeg ie. St. Vital/Transcona etc. No new signs were installed, due to budget constraints. The Committee discussed costs associated with new signage versus maintaining new signage.

RECOMMENDATION:

That the sign on the west highway, across from Woodlake Marine, and shared with Crimestoppers, be removed (Jeff Port to advise Crimestoppers). The directional sign, located on the west side of the Keewatin Bridge, directing traffic right, into Keewatin shall be refurbished, and the sign located on the rock bluff, west of the Keewatin Bridge is to be refurbished per the plans of the Supervisor of Parks Services.

Recommendation approved

5. Addition of property to Municipal Registry of properties of cultural heritage significance or interest

Tara Rickaby reviewed for the Committee that the municipal register is the first step required in the designation process, although because a property is place on the registry, does not necessary indicate that it will be designated as a heritage building. It is a planning document which recognizes properties of cultural heritage value in a community, foster civic identity and pride by drawing attention to the heritage and development of a community , promote knowledge and enhance the understanding of a community's cultural heritage, provide easily accessible information about cultural heritage value for land-use planners, property owners, developers, the tourism industry, and the general public. The register can be a central element of a municipal cultural plan that begins with the mapping of local cultural resources and then leverages these resources for economic development and community building.

The history of the building includes that it is currently known as the Norcom Building, located at 102 Tenth Street has quite a history: The Keewatin Memorial Building was built for the citizens of Keewatin by the Lake of the Woods Milling Company following the First World War. It opened for service on December 20, 1920.

The solid brick building consists of a full-size basement with two upper stories. It measures approximately 80' by 40'. Originally the main floor featured a spacious foyer, office, reading room, ladies room, and a board room. There were two regulation pool tables, one for snooker and the other for billiards.

The auditorium on the second floor measured 71-1/2' x 40' with a large stage and generous seating capacity. The seats were not permanently fixed to the floor and could be stacked to provide a dance area or a space to play volleyball and other indoor games. There was also a projection room for showing movies. Pianists Mrs. Eben Johnston and Miss Mildred Craig accompanied the silent movies by playing a musical score to enhance the mood of the picture on screen. The second floor also had a meeting room and a kitchen for catering to crowds. The basement housed two bowling alleys. There were also separate public baths for men and women. Outside, the ground was leveled and built up with shale brought in from Manitoba, and two fenced tennis courts were constructed. Ogilvie Flour Mills took over Lake of the Woods Milling Company in 1957 and the following year the building was sold to the Town of Keewatin for \$20,000. The bowling alley was closed and replaced by offices to accommodate the town officials. The tennis courts were paved over for use as a parking lot.

Norcom Communications purchased the building in 1980 and leased space to the Town of Keewatin for a short period. Through the 1980s, the second floor was renovated to house CJBN TV's operation, including a television studio, master control facilities, edit suites and associated sales and programming offices. Also during the 1980s, the first floor was renovated to house Norcom's cable offices and service department. The 1990s saw further renovations to facilitate Norcom's ever expanding technical equipment requirements. Recent renovations have included further expansions to the technical areas to house

**Tara/Joanne/Mu
n. Solicitor**

**Jeff Port/Barb
Manson/Roads**

Joanne

Norcom's growing high speed data and internet business. New windows, paint and carpeting were provided for the second floor. Over the years, the second floor auditorium has been utilized mainly as a storage area for Norcom's operations. In the last year, an exciting development has seen the auditorium transformed into a soundstage for NCC 10's music show, 807 BackBeat. A wide variety of musicians have enjoyed taking centre stage in the historical Memorial Building.

The agent for the prospective purchaser has been notified of the City's intent to place the building on the Heritage Registry, and have not expressed any objection.

RECOMMENDATION:

THAT property described as 102 Tenth Street, Part W Part Block57 Plan 18 PLUS 2 S PT STRIP ADJ BLK 57;PCL 20362, currently owned by NORCOM TELECOMMUNICATIONS LIMITED is entered into the municipal registry of properties of cultural heritage significance or interest.

Recommendation approved

Tara/Joanne

6. Motion required adjourning to closed meeting at 10:35 a.m.

Moved by Rory McMillan, Seconded by Art Mior

THAT this meeting now be declared closed at 10:25 a.m.; and further THAT Council adjourns to a Closed Meeting to discuss the following:
Disposition of land

CARRIED

Action from closed meeting:

Moved by Len Compton, Seconded by Rory McMillan

THAT the Council authorizes the Chief Administrative Officer to proceed with negotiations towards a lease agreement for the premises known as the Keewatin Public Works Yard.

CAO

CARRIED

OTHER BUSINESS

Moved by Rory McMillan

THAT the meeting be adjourned at 11:55 a.m.