



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

MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
April 17, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
7:49 P.M.

Present:

James. Tkachyk	Chair
Joyce Chevrier	Vice Chair
Colin Bird	Member
Terry Tresoor	Member
Wayne Gauld	Member

Tara Rickaby, Assistant Secretary Treasurer  
Jeff Port, Secretary-Treasurer

Regrets: Art Mior, Pat Pearson

I. CALL MEETING TO ORDER

James Tkachyk called the April 17, 2007 City of Kenora Planning Advisory Committee meeting to order at 7:49 p.m.

**DELEGATIONS** None

II. CONFLICT OF INTEREST: Wayne Gauld with item 2. under new business, as a realtor.

III. MINUTES:

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

**THAT** the minutes of the Planning Advisory Committee March 20, 2007 be approved as amended.

**CARRIED**

Corrections: Addition, on page "4" of Carried after the direction was given to staff to research if/how a moratorium can be established on accepting applications for land division in the Black Sturgeon Lake area.

Business Arising: Terry Tresoor asked for the status of the taxi business on Rabbit Lake Road. Tara Rickaby stated that the approval had been sent to the Kenora Police Service and that the license had likely been issued.

IV. APPLICATIONS:

**1. B05/07 Northern Cartage**

No discussion.

**Moved by: Joyce Chevrier                      Seconded by: Colin Bird**

**THAT** Application for Consent No. B05/07 Northern, Part 6 of Plan 23R-9659, ML 280 P for an easement for telecommunications purposes 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. B07/07 LOWE**

The Committee discussed the need for a condition to ensure that there are adequate sewage systems on both the new and retained lots. Discussion arose with respect to the requirement to rezone the residential component of the property unless it is sold for an industrial/commercial use.

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

**THAT** Application for Consent No. B07/07 LOW Electric, Concession 2 of Jaffray, Part Lot 10 Designated as RP 23R4125 PART 1 PCL 31991 and Part 1 on Plan 23R 11341 for the creation of one (1) new lot 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 a zoning by-law amendment for the proposed residential lot be approved to change the zoning from ML – Light Industrial to add a single detached dwelling unit as a use on the severed parcel;
- 5) That a zoning by-law amendment, to amend the zoning on Part 1 of Plan 23R-11341 be approved;
- 6) That Part 1 on Plan 23R-11341 be consolidated with the part of the property to remain as the commercial/industrial lot;
- 7) That a Phase 1 ESA, indicating that there is no requirement to proceed to a Phase II ESA, on the residential component of the property, be provided by the Applicant;
- 8) That a letter be received from the Road Supervisor indicating that there is satisfactory access to the commercial/industrial lot.
- 9) That a letter be received from Bell Canada and Hydro One indicating that there are adequate easements provided over the property.
- 10) That a letter be received from the Northwestern Health Unit indicating there are no objections to the severed and retained lots.

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 Consent No. B06/07 Slusarczyk**

The Committee requires further information with respect to division of Part 4 on Plan 9710 as it is a waterbody. The sketch will have to be amended based on the surveyor's opinion.

**Moved by: Joyce Chevrier**

**Seconded by: Wayne Gauld**

**THAT** application for Consent No. B06/07 Slusarczyk, CON 4 N 1/2 LOT 13 PTS 1,;3,4 23R9710 PCL 41291, for the creation of three new lots be tabled until the Applicant provides a letter from an Ontario Land Surveyor with an opinion on how to divide Part 4 of Plan 23R9710 and an amended sketch, based on the opinion is received.

**CARRIED**

V. OLD BUSINESS: None

1. **Lake Capacity Study – Update** – Jeff Port reported on the orientation meeting held April 4<sup>th</sup>. The turnout was good, with regrets from three committee members, and the consultants reviewed the work plan and timelines. The science, method, mapping and

water quality issues were discussed. The next meeting will be held to review the background information. There will be two opportunities for public consultation; one in early July and one in August, with the target for the final report to be submitted in late September.

**2. Discussion of Motion re. Moratorium on development on Black Sturgeon Lake**

Jeff Port explained that there is no authority under the Planning Act to refuse an application for land division. There are other alternatives, however they are time-consuming and will likely not be ready to implement until roughly the same time as the Lake Capacity Study report and recommendations is submitted. The Planning Staff will discuss the position of the Planning Advisory Committee with any potential developers interested in either subdividing property or creating lots by consent.

**3. Z02/07 Victory Baptist Church**

Jeff Port reminded the Committee of the packages received from several concerned neighbours and indicated that the Applicant has provided a revised site plan for the property. The site plan will be circulated to commenting agencies and City departments for comment and the planning report delivered on Monday, April 23<sup>rd</sup> will reflect the new information. After the public hearing, to be held on April 23<sup>rd</sup>, all information will be incorporated and brought forward to this Committee, on May 15<sup>th</sup>, which may make a recommendation to Council. Such recommendation would go to the Property and Planning Committee, on May 22<sup>nd</sup>, for review and possible recommendation to Council. Council will have an opportunity to make a decision on May 28<sup>th</sup>.

**4. S03/06 Moncrief – Bruckenberg – Red line approval to 16 lots fm 17 lots**

Gerry Moncrief was in attendance. He and Jeff Port explained the new lot configuration, which enlarges all of the lots on the plan by reducing the number of lots from 17 to 16. Mr. Moncrief will direct the surveyor to provide an amended plan.

**Moved by: Wayne Gauld**

**Seconded by: Terry Tresoor**

**THAT** conditions of approval for application for subdivision no. S03/06 Moncrief (Bruckenberg) be amended to indicate that the subdivision is for sixteen (16) lots.

**CARRIED**

**J. Chevrier, Opposed**

VI. NEW BUSINESS:

**1) Questions re. Planning and Property Meeting –**

Discussion of receipt of sketches by the Planning Department from the Application for Victory Baptists Church.

**2) Application for Consent No. B25/06 Falardeau – Request by NWHU for change in conditions.** Tara Rickaby explained that the Health Unit has requested that there be a condition added to upgrade the sewage system on the retained lot as well as the severed.

**Moved by: Terry Tresoor**

**Seconded by: Joyce Chevrier**

**THAT** the condition no. 5) for application for consent no. B25/06 Falardeau, PT N PT OF BKN LOT 17 CON 2;RP 23R 6770 PART 2 PCL 36821 be amended to the following: That a letter be received from the Northwestern Health Unit indicating that there is adequate area for a septic system on the new lot and that the septic system on the retained lot is in satisfactory order.

**CARRIED**

VII. ADJOURN

Moved by: Terry Tresoor

**THAT** the April 17, 2007 Planning Advisory Committee, be adjourned at 9:04 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF MAY, 2007

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CHAIR

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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**

April 17, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
9:05 P.M.

Present:

James. Tkachyk      Chair  
Joyce Chevrier      Vice Chair  
Colin Bird            Member  
Terry Tresoor        Member  
Wayne Gauld        Member

Tara Rickaby, Assistant Secretary Treasurer  
Jeff Port,            Secretary-Treasurer

Regrets: Art Mior, Pat Pearson

I. CALL MEETING TO ORDER:

James Tkachyk called the April 17, 2007 City of Kenora Committee of Adjustment meeting, to order at 9:05 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

**Moved by: Joyce Chevrier      Seconded by: Colin bird**  
THAT the minutes of the March 20, 2007 meeting be approved as distributed.

Corrections: None  
Business Arising: None

**CARRIED**

IV. APPLICATIONS:

**1. Application for Minor Variance A04/07 Church of Christ**

The Committee discussed the benefits of the exterior renovation and the new accessibility device.

**Moved by: Joyce Chevrier**

**Seconded by: Terry Tresoor**

**THAT** Application for Minor Variance No. A04/07 Church of Christ be approved to reduce the front yard setback from 7.5 metres to 6 metres for a variance of 1.5 metres. The approval will facilitate a barrier free access which will not impact the neighbourhood in terms of desirability ; it is appropriate as it provides access. The intent of both the Zoning By-law and Official Plan are maintained as the variance will not affect existing development. The variance is minor for the same reasons.

**CARRIED**

**2. Application for Minor Variance A05/07 McCool/Grolway**

The Committee discussed the existing porch and the fact that the extension will not change the character of the neighbourhood.

**Moved by: Joyce Chevrier**

**Seconded by: Wayne Gauld**

THAT Application for Minor Variance No. A05/07 McCool be approved to reduce the front yard setback from 7.5 metres to 1.74 metres for a variance of 5.76 metres. The approval will facilitate the construction of an overhang, over an existing entrance, and the extension of a deck, along the residence which will not impact the neighbourhood in terms of desirability ; it is appropriate as it provides access. The intent of both the Zoning By-law and Official Plan are maintained as the variance will not affect existing development. The variance is minor for the same reasons.

**CARRIED**

3. OLD BUSINESS:

4. NEW BUSINESS:

5. ADJOURN:

**Moved by: Terry Tresoor**

**THAT** the April 17, 2007 Committee of Adjustment meeting be adjourned at 9:25 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF MAY, 2007

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CHAIR

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SECRETARY-TREASURER