



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

MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
December 18, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
5:11 P.M.

Present:

James. Tkachyk	Chair
Joyce Chevrier	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Colin Bird	Member
Art Mior	Member
Tara Rickaby	Assistant Secretary Treasurer

Regrets: Jeff Port, Secretary-Treasurer

**DELEGATIONS**

Doug Lafreniere, of Jarnel Contracting described potential development of now- vacant land for a Tim Horton's outlet. The location is between Lakeview Drive and Street A in the Norman area. There is an application to add a drive through facility as a use to the current Highway Commercial designation. A draft traffic study was circulated for review and the lot described according to a survey which was recently completed. Mr. Lafreniere has been in contact with the neighbours to the east to discuss possible reconfiguration of both properties, if the rezoning application is approved and Jarnel purchases the property.

Discussion took place with respect to access possibilities and challenges. Mr. Lafreniere has consulted with the City's Operations department with respect to those challenges and an existing storm drain located on the west side of the property.

The schedule of meetings was reviewed. The Committee thanked Mr. Lafreniere for his presentation.

I. CALL MEETING TO ORDER

James Tkachyk called the December 18, 2007 City of Kenora Planning Advisory Committee meeting to order at 5:11 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

**Moved by: Joyce Chevrier**

**Seconded by: Art Mior**

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

Corrections: Change 200 m to 300 metres. Correct the spelling of “area” and correct the meeting to be closed to Kenora Planning Advisory from Committee of Adjustment.

Business Arising: Joyce Chevrier asked about the status of the changes for animal shelters. This will be discussed at the next meeting.

**Moved by: Wayne Gauld                      Seconded by: Terry Tresoor**  
**THAT** the minutes of the Planning Advisory Committee December 5, 2007 be approved as distributed.

**CARRIED**

#### **IV.    APPLICATIONS:**

##### **1. Application for Consent B23/07 Kardal**

The Committee discussed the ownership of Wyder Road and the addition of a condition to tie the two properties together.

**Moved by: Art Mior                      Seconded by: Joyce Chevrier**

**That** application for Consent No. B23/07 Kardal , for property described as 34 Wyder Road, CON 2M PT LOT 6 BEING RP;23R7681 PT 1 PCL 37980, for a lot addition to 79 Wyder Road, CON 2M LOT 6 W PT DES KR 208;PART 11 PCL24972 AND;RP 23R8311 PT 3 PCL 39130 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 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 subject property, 34 Wyder Road, CON 2M PT LOT 6 BEING RP;23R7681 PT 1 PCL 37980, be rezoned to RR – Rural.
- 5) That a letter be received from the Northwestern Health Unit indicating that the sewage systems on both properties meet their requirements.
- 6) That the severed lot, to be transferred to McCardle, be tied to the property described as CON 2M LOT 6 W PT DES KR 208;PART 11 PCL24972 AND;RP 23R8311 PT 3 PCL 39130 by section 118 of the *Land Titles Act*.

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**

**V. OLD BUSINESS:**

- 1) **Discussion of comments by E. Rody, SRQ re. Bell easements-** Planning Department to investigate practices of other Committees.
- 2) **M & L** – Wayne Gauld recommended that the conditions be reviewed in order to determine the impact; the rules need to be re-established for both the Committee and the Developer. The City Planner will be dealing with this when he returns from holidays.

**VI. NEW BUSINESS:**

- 1) **Questions re. Planning and Property Meeting –**  
Discussion took place with respect to the Beaucage property.
- 2) **Motion required to adjourn to closed meeting to discuss a matter involving an identifiable individual.**  

<b>Moved by: Terry Tresoor</b>	<b>Seconded by: Joyce Chevrier</b>
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**THAT this meeting be now declared closed at 5:50 p.m.; and further**  
**THAT Committee adjourns to a Closed Meeting to discuss the following:**  
**Disposition of Land and a matter involving an identifiable individual.**  

**CARRIED**

<b>Moved by: Colin Bird</b>	<b>Seconded by: Joyce Chevrier</b>
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**THAT the closed meeting be adjourned and that a recommendation go forward to Planning and Property with respect to the current vacancy on the Kenora Planning Advisory Committee.**  

**CARRIED**

**VII. ADJOURN:**

**Moved by: Terry Tresoor**  
 THAT the December 18, 2007 meeting of the Planning Advisory Committee be adjourned at 5:56 p.m.  

**CARRIED**

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF JANUARY, 2008

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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  
December 18, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
5: 57 P.M.

**Present:**

James. Tkachyk	Chair
Joyce Chevrier	Vice Chair
Terry Tresoor	Member
Wayne Gauld	Member
Colin Bird	Member
Art Mior	Member
Tara Rickaby	Assistant Secretary Treasurer

Regrets: Jeff Port, Secretary-Treasurer

**I. CALL MEETING TO ORDER:**

James Tkachyk called the December 18, 2007 City of Kenora Committee of Adjustment meeting to order at 5: 57 p.m.

**II. CONFLICT OF INTEREST : None**

**III. MINUTES :**

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

**THAT** the minutes of the meeting of November 18, 2007 meeting be approved as distributed.

Corrections:                      None.

Business Arising:                      None.

**CARRIED**

**IV. APPLICATIONS:**

**1. Application for Minor Variance No. A17/07 Harper & Thomas**

The Committee discussed the requirements for distance between buildings and septic fields.

**Moved by: Art Mior                      Seconded by: Terry Tresoor**

**THAT** Application for Minor Variance No. A17/07 Harper and Thomas be approved reduce the front yard requirement from 50 feet (15.24 m) to 42 feet (12.8

m), for a variance of 8 feet. It is appropriate for the current use and the current use complies with the general intent and purposes of both the Official Plan and Zoning By-law. The variance is minor as the proposed structure is to be located in such a manner as amenity areas of the subject property and abutting properties will not be compromised. This approval is conditional upon approval of the Northwestern Health Unit.

**CARRIED**

**V. OLD BUSINESS:** None

**VI. NEW BUSINESS:** None

**VII. ADJOURN:**

**Moved by: Terry Tresoor**

THAT the December 18, 2007 Committee of Adjustment meeting be adjourned at 6:10 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF JANUARY, 2008

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CHAIR

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SECRETARY-TREASURER