



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

MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
December 19, 2006  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
5:21 P.M.

Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
Colin Bird	Member
Jeff Port	Secretary-Treasurer
Tara Rickaby	Assistant Secretary-Treasurer

Regrets: James Tkachyk, Member, Pat Pearson, Member

**DELEGATION:**

I. CALL MEETING TO ORDER

Art Mior called the regular meeting of the City of Kenora Planning Advisory Committee to order at 5:21 p.m.

II. CONFLICT OF INTEREST: Wayne Gauld with Item 2 under New Business

III. MINUTES:

- 1) November 21, 2006
- 2) Correction to minutes -
- 3) Approval

**Moved by: Joyce Chevrier                      Seconded by: Terry Tresoor**  
**THAT** the minutes of the November 21 , 2006 meeting be approved as distributed.

**CARRIED**

- 4) Business Arising - None

IV. APPLICATIONS:

**1. Application for Consent No B23/06 Siver for consent for an easement for access in respect to property described as Concession 5 of Melick South Part Lot 4 PCL 4470 and in favour of property described as Concession 6 of Melick LOT 3 S PT PCL 23909.**

The Committee agreed that both this application and B24/06 would be considered together. The width of the driveway/easement dictates use and provides access only in favour of the specific owner of the specific property.

**Moved by: Wayne Gauld**

**Seconded by: Joyce Chevrier**

**THAT** Application for Consent No. B23/06 for the creation of an easement for access. It is recommended that this application for consent 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 width of the easement encompasses all of the existing driveway infrastructure measured from the centre line of the traveled portion of said driveway, to the top of the ditch, to a maximum easement width of 28 feet or 8.53 metres.
- 5) 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**

**2. Application for Consent No. B24/06 Rhind/Foster for the creation of an easement for access in respect to property described as Concession 5 of Melick Lot 3 South Part PCL 21903 and in favour of property described as Concession 5 of Melick South Part Lot 4 PCL 4470 and Concession 6 of Melick LOT 3 S PT PCL 23909**

No further discussion.

**Moved by: Colin Bird**

**Seconded by: Wayne Gauld**

**THAT** application for consent no. B24/06 for the creation of an easement for access. It is recommended that this application for consent 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 width of the easement encompasses all of the existing driveway infrastructure measured from the centre line of the traveled portion of said driveway, to the top of the ditch, to a maximum easement width of 28 feet or 8.53 metres.
- 5) 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**

### **3. Application for Consent No. B25/06 Falardeau**

No discussion.

**Moved by: Terry Tresoor**

**Seconded by: Wayne Gauld**

**THAT** application for consent No. B25/06 Falardeau The application is for the creation of one new rural lot. It is recommended that this application for consent 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 letter be received from the City of Kenora Road Supervisor indicating that there is an appropriate area for an entranceway on the new lot.
- 5) That a letter be received from the NWHU indicating that there is adequate area for a septic system on the new lot.
- 6) That a letter be received from Bell Canada indicating that there are adequate utility easements in place.

- 7) 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**

V. OLD BUSINESS:

1. Wayne Gauld introduced the topic of the capacity study of Black Sturgeon Lake and suggested that a moratorium be placed on development until the study is prepared.  
Discussion ensued with respect to the requirements of the Planning Act to accept applications and the 120 day decision period. There is a need to ensure that Council is aware of the importance of the study to proceed.

**Moved by: Joyce Chevrier**

**Seconded by: Wayne Gauld**

**THAT** the Kenora Planning Advisory Committee requires that Council of the City of Kenora provides funding, through the 2007 budget for a lake capacity of Black Sturgeon Lake due to the increase in development of the lake as a result of the increased demand for waterfront property.

**CARRIED**

VI. NEW BUSINESS

**1) Questions re. Property and Planning Meeting – None**

**2) Application for Official Plan Amendment OPA 01/06 Otis –**

Jeff Port reviewed the application and history of the file. He indicated that, although he cannot recommend a wholesale change to an R1 zone, he could recommend adding a residential use to the Highway Commercial zone on a site specific basis.

The Committee discussed the language and a limiting date for the recommendation, as well as the issue of water delivery to the property.

**Moved by: Joyce Chevrier**

**Seconded by: Terry Tresoor**

**THAT Application for Official Plan amendment OPA 01/06 Otis be approved as follows:**

*It is recommended that the following section be added to the City of Kenora Official Plan Commercial Development Area land use policy:*

*“Effective the date of the amendment of the Official Plan, the Residential land uses will be permitted on a limited basis in existing buildings and structures suitable for residential use. New residential development in the Commercial Development Area will not be permitted”.*

**CARRIED**

Although the commercial use of the property is more appropriate for the septic field on site as there will not be the large volume associated with a residential use. In addition, the property relies on water delivery for potable water. This is not appropriate for new residential uses.

**3) Application for Zoning By-law Amendment Z09/06 Beaucage –**  
Tara Rickaby explained to the Committee that, although the Fire Department has inspected the property, the report is not yet available. The recommendation to Council at last night’s Council meeting was to defer a decision until the report is reviewed.

**4) Application for Zoning By-law Amendment Z10/06 Annex**  
Tara Rickaby reported that the decision on this application was also deferred until a report was received from the Museum. Council received the report at last night’s Council meeting and the application will be on the agenda for approval at the next Council meeting.

**5) Application for Zoning By-law Amendment Z08/06 Ramchandar –**  
Tara Rickaby reported that the By-law to amend Zoning By-law No. 160-2004 was passed at last night’s Council meeting, based upon the recommendation of this Committee.

VIII. ADJOURN:

**Moved by: Terry Tresoor**

**THAT** the December 19, 2006 Kenora Planning Advisory Committee meeting be adjourned at 6:08 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 16<sup>th</sup> DAY OF January, 2007

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CHAIR

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SECRETARY-TREASURER



## KENORA COMMITTEE OF ADJUSTMENT

December 19, 2006

REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
6:09 P.M.

### Present:

Art Mior	Chair
Terry Tresoor	Member
Joyce Chevrier	Member
Wayne Gauld	Member
Pat Pearson	Member
Colin Bird	Member
Jeff Port	Secretary Treasurer
Tara Rickaby	Assistant Secretary-Treasurer

Regrets: James Tkachyk, Member

### **DELEGATIONS**      None

#### I.      CALL MEETING TO ORDER

Art Mior called the December 19, 2006 City of Kenora Committee of Adjustment meeting to order at 6:09 p.m.

#### II.     CONFLICT OF INTEREST:   None

#### III.    MINUTES:

**Moved by: Joyce Chevrier                      Seconded by: Wayne Gauld**  
**THAT** the minutes of the Committee of Adjustment November 21, 2006 be approved as distributed.

### Corrections:

Business Arising:

**CARRIED**

#### IV.    APPLICATIONS:

##### **1.      Application for Minor Variance No. A18/06 Chagnon**

Mr. Chagnon asked permission to address the Committee, and once approved, indicated that he will do whatever is required to ensure that his residence is wholly located on his property. He further explained that he needs to know tonight whether or not the application is approved because it impacts on his decision on whether or not to invest in the business.

The Committee discussed the possibility of the real property report not being complete, based on a comparison with it and photos provided by the Applicant, as well as parking requirements.

**Moved by: Wayne Gauld**

**Seconded by: Colin Bird**

**THAT** application for minor variance no. A18/06 Chagnon be approved for relief of the north side yard requirements from 1.5 metres to 0 metres and from the rear yard requirement of 8 metres to 3 metres for a variance of 5 metres; such approval is conditional upon the existing roof of the carport being wholly located on the subject property, including eavestrough, for drainage purposes.

**CARRIED**

V. OLD BUSINESS:

VI. NEW BUSINESS:

VII. ADJOURN

**Moved by: Terry Tresoor**

**THAT** the December 19, 2006 Committee of Adjustment meeting be adjourned at 6:21 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 16<sup>th</sup> DAY OF January, 2007

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CHAIR

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SECRETARY-TREASURER