

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



MINUTES  
CITY OF KENORA PLANNING ADVISORY COMMITTEE  
February 20, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
7:16 P.M.

Present:

James Tkachyk, Chair  
Joyce Chevrier, Vice Chair  
Colin Bird, Member  
Terry Tresoor, Member  
Wayne Gauld, Member  
Jeff Port, Secretary-Treasurer  
Tara Rickaby, Assistant Secretary Treasurer  
Regrets: Pat Pearson, Art Mior

I. CALL MEETING TO ORDER

James Tkachyk called the February 20, 2007 City of Kenora Planning Advisory Committee meeting to order at 7:16 p.m.

DELEGATIONS

Chairman Tkachyk explained that the meeting tonight is not the mandatory public hearing, held under Section 34 of the Planning Act for the application to rezone property on Gould Road from RR - Rural Residential to I - Institutional. He explained that it will be held on Monday, March 12, 2007 at 4:50 pm. in the Council Chambers. He further indicated that there will be no debate tonight, that information will be treated as background information.

Jeff Port explained the practices the City uses in the processing of zoning by-law amendments and reiterated that the statutory public meeting is being held on March 12, 2007 and that Council is the approval authority for zoning by-law amendments.

Heather Grant, re: Application for Zoning By-law Amendment No. Z02/07 Victory Baptists Church

Ms. Grant spoke from a prepared statement indicating that she has been asked to speak on behalf of several residents and that they are not in favour of the application. She described the land use in the area and problems with the road infrastructure, traffic volumes and the conflict with use by pedestrians etc.

She commented on environmental concerns and potential damage from rock blasting. Ms. Grant referred to an existing culvert running from the subject property, across the street, and onto private property. There is concern that contaminants from the parking lot could reach Laurensen Lake. Ms. Grant commented that there was not adequate notice for the application to rezone and requested that all neighbours receive personal notice and asked that she be copied on all notices, minutes etc. pertaining to this application.

Margaret Parkes, re: Application for Zoning By-law Amendment No. Z02/07 Victory Baptists Church

Ms. Parkes explained to the Committee that because the only notification of the application to rezone the subject property was in the newspaper, they have only worked on their presentation over the past three days. Ms. Parkes presented a series of photographs and encouraged the Committee members to visit the property and use the road. She indicated that the road is narrow and the lake cannot take another septic field. Ms. Parkes said that there are protected wetlands in the area and that she has been given stewardship to look after them.

Ms. Parkes submitted a petition indicating that 45 people are not in favour of the proposed amendment to the zoning by-law.

Jeff Friesen, on behalf Victory Baptist Church, re: Application for Zoning By-law Amendment No. Z02/07 Victory Baptists Church

Mr. Friesen explained that he did not come prepared, and is simply responding to what he has heard this evening. He stated that, as far as traffic is concerned, there are approximately 45 people in the congregation and they drive eight or nine cars. The sketch included with the application is a projection of the future; he hopes to have up to 125, but there have been about 45 people in the congregation for about four years. He commented that historically, churches are located in rural areas and described the process it has taken to find an appropriate location. Mr. Friesen indicated that he is willing to work with the neighbours and the City to mitigate any problems. He said that there will be no blasting required as there will not be a basement in the church, but indicated that any precautions required will be taken by the church. Mr. Friesen does not feel that the traffic will create a safety issue, that common sense will dictate speed of traffic. Mr. Friesen told those present that he met with the Northwestern Health Unit and that he has been told that there are a couple of good areas to put a field and he reassured everyone that the church will abide by City by-laws. He stated that he has nothing personal against the residents and that he hopes the same is true of them; he would like to work with the neighbours to address the issues.

Ms. Parkes indicated to the Committee that the neighbourhood is not against the church, but against rezoning of that property.

Mr. Tkachyk thanked everyone for their input and indicated that there will be discussion on the matter later on in the meeting.

II. CONFLICT OF INTEREST: None

III. MINUTES:

**Moved by: Terry Tresor** **Seconded by: Joyce Chevrier**  
**THAT** the minutes of the Planning Advisory Committee January 16, 2007 be approved as distributed.

**CARRIED**

Corrections:

Business Arising:

IV. APPLICATIONS:

1. **Application for Consent No. B01/07 Green**

No discussion.

**Moved by: Colin Bird** **Seconded by: Wayne Gaud**  
**THAT Application for Consent No. B01/07** be approved with the following conditions:

**THAT** Application for Consent No. B101/07 Green, 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**

V. OLD BUSINESS: None

1. Lake Capacity Study - Update

The request for proposals was sent to 4 firms; closing date is Feb 23<sup>rd</sup> at 4 p.m.

Next task will be to form a steering committee - a member of this committee will be asked to sit and members should consider whether or not they would like to put their name forward.

The Committee discussed public participation. Tara to circulate updated request for proposals.

2. Application for Plan of Subdivision S01/05 Moncrief (Peterson Rd) – Change to condition

Jeff Port explained that a condition of approval for the above noted subdivision was "That the road allowance included in this draft plan shall be shown and dedicated as a public highway on the final plan". Due to requirements associated with the realignment and opening of the new portion of the Peterson Road, a reference plan was created, with the road outside of the subdivision. The road will be open before the subdivision can be given final approval.

**Moved by: Joyce Chevier**  
**Seconded by: Terry Tresoor**

THAT the conditions of draft approval for the plan of subdivision S01/05 Moncrief (Peterson Road) be amended by deleting condition number 2; and THAT the Kenora Planning Advisory Committee deems that this condition is not major in nature and therefore notice will not be circulated.

**CARRIED**

VI. NEW BUSINESS:

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

Jeff reported on the economic development prospecting trip to Winnipeg yesterday.

Wayne Gaud asked for clarification with respect to Mrs. D's Chip Truck. Jeff explained that the property may well be required for Downtown Revitalization this year.

**2) Application for Zoning By-law Amendment Z02/07 Victory**

Jeff Port reported on the status of the application to date. He indicated that the application is to rezone from RR – Rural Residential to I – Institutional, which was neither common nor rare. He summarized the issues brought forward tonight; road infrastructure, environmental values and compatibility of land uses.

The application was circulated internally with no objections received. He noted that the Road Supervisor's comment was that the road meets the City's rural road standards.

Mr. Port explained the values assigned by the Ministry of Natural Resources. He related that, since he worked for the City, he has never received a complaint about a church as an incompatible neighbour or conflicting land use. He said that typically there is little or no impact on neighbouring properties during the week and that the use is generally weekly, rather than daily.

Mr. Port commented that when impact is considered, he uses a "concentric" circle method to determine the greatest impact; those property owners closest to the subject property would therefore be impacted to the largest extent.

He discussed the septic field and the fact that it is within the mandate of the Northwestern Health Unit to ensure compliance, however Mr. Port is considering site plan control as a tool to ensure that parking, the building and the septic field are all located properly and to ensure no new development after the initial development.

The issue of storm water run-off, brought forward by the neighbours will be considered, and mitigating measures researched.

Terry Tresoor and Joyce Chevrier each commented on the narrow width of the road. Colin Bird agreed that a lower speed limit would be beneficial and explained that he lives directly across from a church which is located on a piece of property smaller than this one. There is never a vehicle parked along side of the road and it has not been an issue. He observed that perhaps there is a fear of the unknown by the residents. Wayne Gauld would like to ensure an overflow parking area is considered in order that no parking is contemplated on the Gould Road. Jeff Port indicated that either the by-law amendment or site plan control would ensure that all parking will be on site. Jeff Port summarized and stated that he will work with the applicant before the mandatory public meeting and bring forward a report, with or without a recommendation.

**Moved by: Joyce Chevrier**

**Seconded by: Terry Tresoor**

**THAT** the recommendation on application Z02/07 Victory, to rezone property described as Concession 4 of Jaffray Part Location IT Designated as 23R8863, Part 1 THRU 8 & KR1975 PT 1; REM PCL 5054 to change the zoning designation from RR - Rural Residential to I - Institutional to permit the construction of a place of worship be tabled for further information and a revised site plan showing overflow parking and storm water management strategies is received from the applicant.

**CARRIED**

VII. ADJOURN

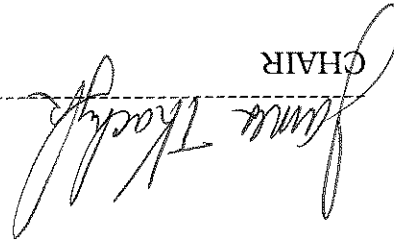
Moved by: Terry Tresoor

**THAT** the February 20, 2007 Planning Advisory Committee, be adjourned at 8:35 p.m.

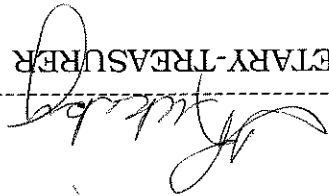
**CARRIED**

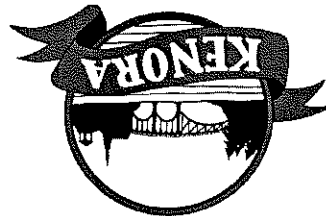
ADOPTED AS PRESENTED THIS 20<sup>th</sup> DAY OF MARCH, 2007

CHAIR



SECRETARY-TREASURER





MINUTES  
 COMMITTEE OF ADJUSTMENT  
 MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
 February 20, 2007  
 REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
 OPERATIONS CENTRE BUILDING  
 8:36 P.M.

Present:  
 James Tkachyk Chair  
 Joyce Chevier Vice Chair  
 Colin Bird Member  
 Terry Tresoor Member  
 Wayne Gauld Member  
 Jeff Port Secretary-Treasurer  
 Tara Rickaby, Assistant Secretary Treasurer  
 Regrets: Pat Pearson, Art Mior

- I. CALL MEETING TO ORDER:  
 James Tkachyk called the February 20, 2007 City of Kenora Committee of Adjustment meeting, to order at 8:37 p.m.
- II. CONFLICT OF INTEREST :
- III. MINUTES :  
 Moved by: **Colin Bird**  
 Seconded by: **Terry Tresoor**  
 THAT the minutes of the January 16, 2007 meeting be approved as distributed.

Corrections: None  
**CARRIED**

IV. APPLICATIONS:  
 1) **Application for Minor Variance No. A02/07 Noseworthy**

Jeff Port reminded the Committee that this application is submitted in order to satisfy a condition of approval of application for consent no. B05/06 Noseworthy. There is no impact on either property as there will be no physical change.

**Moved by: Joyce** *Chern* **Seconded by:** *Margie Bussler*  
 THAT Application for Minor Variance No. A02/07 Noseworthy to reduce the east side yard requirements from 3 metres to 2.63 metres, for a variance of .37metres, be approved as it is consistent with the intent of both the Kenora Official Plan and Zoning By-law No. 160-2004 and has no impact on the properties as there will be no physical changes on the subject property or the affected property to the east.

**CARRIED**

V. OLD BUSINESS:

1. Application for Minor Variance A01/07 Delorme

Jeff Port explained that he, the Road Supervisor and Mr. Delorme met on site at the subject property. The Road Supervisor is comfortable with a 12 foot setback; there is some flexibility as well because the amended sketch also indicates a reduction in the width of the proposed structure from 26 feet to 24 feet.  
 The Committee discussed the grey water pit, and the limitations of building it <sup>requires</sup> of Mr. Delorme commented that there are quite a few structures along Hidden Trail Road which are closer to the road than he will be and therefore granting his request will not mean anything different than what exists today along the road. He also said that the lot is wide enough to accommodate the structure, the grey water pit and the driveway.

**Moved by: Terry Tresoor** **Seconded by: Colin Bird**

THAT Application for Minor Variance No. A01/07 Delorme to reduce the front yard setback from 7.5 metres or 24.6 feet to 3.65 metres or 12 feet, for a variance of 3.85 metres or 12.63 feet be approved as it is consistent with the intent of both the Kenora Official Plan and Zoning By-law No. 160-2004.  
*Recorded as: Nay-Joyce Chernier JC*

**CARRIED**

VI. NEW BUSINESS:

1. Application for Minor Variance No. A18/06 Chagnon - Committee discussed the addition to the residence. Jeff Port directed to contact the building inspector with respect to location of the roof line.

VII. ADJOURN:

**Moved by: Terry Tresoor**

THAT the February 20, 2007 Committee of Adjustment meeting be adjourned at 9:11 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 20<sup>th</sup> DAY OF MARCH, 2007

CHAIR

*James Tkachyk*  
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SECRETARY-TREASURER

*Jeffrey*  
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