



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

MINUTES  
**CITY OF KENORA PLANNING ADVISORY COMMITTEE**  
June 19, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
7:45 P.M.

Present:

James. Tkachyk	Chair
Joyce Chevrier	Vice Chair
Colin Bird	Member
Terry Tresoor	Member
Wayne Gauld	Member
Art Mior	Member
Pat Pearson	Member

Tara Rickaby, Assistant Secretary Treasurer

Regrets: Jeff Port, Secretary-Treasurer

I. CALL MEETING TO ORDER

James Tkachyk called the June 19, 2007 City of Kenora Planning Advisory Committee meeting to order at 7:45 p.m.

**DELEGATIONS** None

II. CONFLICT OF INTEREST: None declared.

III. MINUTES:

**Moved by: Pat Pearson      Seconded by: Wayne Gauld**  
**THAT** the minutes of the Planning Advisory Committee May 15, 2007 be approved as amended.

**CARRIED**

Corrections: Add Mover Joyce Chevrier and Seconder Terry Tresoor to page 5, Slusarczyk decision.

Business Arising: Terry Tresoor commented that he probably should have declared a conflict under the Scheurmann decision of May 15<sup>th</sup> however he was unaware that the applicant was employed by his company.

IV. APPLICATIONS:

**1. Application for Plan of Condominium C01/07 Grandview**

The Committee expressed a desire to have the Municipal Solicitor attend the next meeting. The Planning Department will have to approach Council in order to amend the 2007 Operating Budget as there is no budget for legal fees.

**Moved by: Joyce Chevrier**

**Seconded by: Art Mior**

THAT the Application for Plan of Condominium C01/07 Grandview be tabled until the Planning Staff confers with the Municipal Solicitor with respect to possible outcome of approval of this application, and until comments are received from the City of Kenora Chief Building Official and Tarion with respect to requirements to requirements from Tarion for condominiums.

**CARRIED**

**2. B11/07 Cheliak**

The Committee discussed the encroachment(s) onto the subject property from the lot abutting on the east. After much discussion the Committee agreed that, as much as it would be ideal to clean the encroachment and ensure clear title for the abutting property owner, it is beyond the Committee's jurisdiction to make it a condition of approval.

There was discussion with respect to site width and setbacks.

**Moved by: Colin Bird**

**Seconded by: Pat Pearson**

That application for Consent No. B11/07 Cheliak, for property described as 20 Bayridge Road, PT MIN LOC K 8 AS RP 23R3887 PARTS 3 & 5, PCL30608 PT ROAD ALLOW for the creation of one residential 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 the transferor and the transferee not be the name of the same person on the Transfer/Deed of Land Form.
- 5) That a letter be received from the City of Kenora Water and Sewer Supervisor indicating that water/sewer services, for the new lot, have been installed to the required standard.

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.

**Note:**

There are garage and deck encroachments onto the east side of the retained lot. The Applicant may wish to resolve these encroachments by way of a lot addition to the abutting lot.

Dependent upon the proposed location of a new residential unit, the property owner may be required to provide a new service pole for hydro and telephone services in order to provide said services to the new lot.

**CARRIED**V. OLD BUSINESS:

1) **Application for Consent No. B10/07 MacDonald - Request for adjournment by Applicant.**

2) **Lake Capacity Study** - There is a tentative plan to have an advisory team meeting on July 11<sup>th</sup> with a public/stakeholder meeting on July 16<sup>th</sup>.

3) **Application for Consent No. B09/09 Calloway**

The original conditions referred to "Transfer Deed of Land" forms and should have referred to "Lease Agreements". The Planning Assistant reported that the Municipal Solicitor indicated that the Committee had every right to put condition 4 into the provisional approval.

**Moved by: Joyce Chevrier**

**Seconded by:**

**THAT conditions for application B09/07 Calloway, for consent for a lease, in favour of Wal-Mart for property described as PLAN M44 LT 49-60 62-71 76-83 PT K13 LT 61 72 74 75 84 ST & LANE RP 23R10957 PT 1-4 17 & 18 PCL 43474 DKF be changed as follows :**

- 1) The original executed Lease Agreement, a duplicate original and one photocopy for our records be provided.
- 2) A Schedule to the Lease Agreement on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties entering into the Lease Agreement.
- 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 of credit, in the amount of \$50,000, in the name of the City of Kenora, be posted as a maintenance guarantee until such time as it can be demonstrated, to the satisfaction of the City of Kenora, that there is no

further settlement of the utilities, and that the sanitary sewer system is fully functional/operational

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**

**4. OACA Training – Proposed dates – 10<sup>th</sup> and 11<sup>th</sup> of September**

Guidelines seminar from 6-9 pm and Back to Basics (Minor Variance and Consents) September 11<sup>th</sup> from 9 till noon then 1 to 3? Sometimes the second Back to Basics seminar doesn't take quite as long as the first since there is some overlap in the consent and variance processes. The Committee agrees with training times.

VI. NEW BUSINESS:

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

Joyce Chevrier commented on the ability for a body, other than City Council, to approve exemptions from by-laws.

James Tkachyk discussed voting procedures with the Committee. Tara to distribute copies of the Procedural By-law and the Committee's terms of reference.

**2) ZBLA – Site width/lot frontage** - Tara explained that there is a discrepancy in the by-law. The tables indicate that there is a required site width, but not what the frontage on a road should be. The Planning staff will bring forward wording to indicate that the minimum frontage requirement be added to the Zoning By-law, along with clarification of the definition of site width.

VII. ADJOURN

Moved by: Terry Tresoor

**THAT** the June 19, 2007 Planning Advisory Committee, be adjourned at 8:41 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 17<sup>th</sup> DAY OF JULY, 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**  
June 19, 2007  
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.  
OPERATIONS CENTRE BUILDING  
8:42 P.M.

Present:

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

Regrets: Jeff Port, Secretary-Treasurer

I. CALL MEETING TO ORDER:

James Tkachyk called the June 19, 2007 City of Kenora Committee of Adjustment meeting, to order at 8:42 p.m.

II. CONFLICT OF INTEREST :

III. MINUTES :

**Moved by: Joyce Chevrier      Seconded by:      Colin Bird**  
THAT the minutes of the May 15, 2007 meeting be approved as distributed.

Corrections:            None

Business Arising:

**CARRIED**

IV. APPLICATIONS:

**1. Application for Minor Variance A08/07 Gropp**

Joyce Chevrier questioned the City’s ability to perform spot inspections of properties with minor variances for height to ensure that they are not being used for residential purposes. Discussion arose with respect to the maximum height being too restrictive in the more rural areas.

**Moved by: Terry Tresoor**

**Seconded by: Wayne Gauld**

**THAT** Application for Minor Variance No. A08/07 Gropp be approved to increase the maximum height of an accessory building from 4.5 metres to 5.334 metres for a variance of .834 metres which will not impact the neighbourhood in terms of desirability. It is appropriate as a sleep cabin is permitted in the Zoning By-law. The intent of both the Zoning By-law and Official Plan are maintained as the variance will not impact the character of the neighbourhood. The variance is minor for the same reasons.

**CARRIED**

2. OLD BUSINESS: None

3. NEW BUSINESS: None

4. ADJOURN:

**Moved by: Terry Tresoor**

**THAT** the June 19, 2007 Committee of Adjustment meeting be adjourned at 8:51 p.m.

**CARRIED**

ADOPTED AS PRESENTED THIS 17<sup>th</sup> DAY OF JULY, 2007

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CHAIR

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SECRETARY-TREASURER