



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

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

Present:

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

Jeff Port, Secretary-Treasurer

Regrets: Tara Rickaby, Assistant Secretary Treasurer

I. CALL MEETING TO ORDER

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

DELEGATIONS Alex Clark, Keewatin area resident

Mr. Clark delivered a powerpoint presentation to the Committee, consisting of:

- Photos of the existing OSPCA facility
- Recording of ambient noise and noise emanating from the facility
- A site plan of the areas impacted by the use of property at 150 and 300m intervals
- A chronology of events leading up to this deputation
- A summary of the by-laws with which the group feels the OSPCA is in violation
- A list of negative impacts affecting the immediate area
- A description of the Provincial context with respect to land use planning
- A recommendation to relocate the existing OSPCA facility to an area with a Rural zoning designation
- Concern with respect to a lack of action in enforcement of the noise by-law

Jeff Port indicated that the comments from the Planning Department and this Committee will be limited to land use issues.

Joyce Chevrier commented that if moved to a rural are, the surrounding neighbours should not be negatively affected.

Deputation closed at 7:50 p.m.

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: Joyce Chevrier

Seconded by: Terry Tresoor

THAT the minutes of the Planning Advisory Committee October 16, 2007 be approved as distributed.

Corrections: Page 3 change Committee of Adjustment to Planning Advisory Committee for adjournment.

Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Consent B22/07 Brown

Colin Bird was concerned that the survey indicated an encroachment, by Brown Funeral Home, onto the abutting property. It was concluded that this is a civil matter.

Moved by: Terry Tresoor

Seconded by: Wayne Gauld

That application for Consent No. B22/07 Brown, for property described as 429 Second St. S., PLAN 3 BLK 2 LOTS 89 & 90;PCL 364 AND N PT LOT 91 (RO) for an easement in favour of property described as 421 Second St. S., PLAN 3 BLK 2 LOT 88 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.

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. Application for Plan of Subdivision S02/07 KLS

Jeff met with the developer, who now proposes to resubmit their application as a plan of land condominium. A new application is required, as well as the requirement for a public meeting. He described some of the details and changes.

2. Application for Plan of Subdivision S01/07 1703591 Ontario Inc.

Jeff reported that the fisheries assessment on the Scurfield subdivision is now complete. Jeff met with the MNR and DFO to review the assessment and would like to bring the application forward for a decision before the next PAC meeting. Jeff and Tara will coordinate.

3. Lake Capacity Study –

Jeff reported that the study is complete and received by Council. It is recommended that the City work with the advisory committee on the implementation of the report and recommendations. The recommendations will be circulated to PAC for review. A hard copy of the report will be shared amongst the members.

4. Application for Consent No. B21/07 Hobday – Decision

General discussion ensued with respect to the need for new lots to be serviced by municipal services.

Moved by: Joyce Chevrier

Seconded by: Wayne Gauld

THAT application for Consent No. B21/07 Hobday, for property described 64 Lakeside Crescent PLAN M3 BLK A PCL 546 &;PLAN M56 LOT 126 & RP;23R2427 PT 7 & 8 PCL 37029, for the creation of one (1) new lot be **refused** for the following reason:

- Retained lot does not meet minimum frontage requirement of Zoning By-law 160-2004 and an illegal lot cannot be created.

CARRIED

VI. NEW BUSINESS:**1) Questions re. Planning and Property Meeting –**

Joyce enquired into the sale of the Johnson Landing Road property for the purpose of a community well.

2) Application for Zoning By-law Amendment Z07/07 Jarnel

Jeff indicated that the applicant must complete a traffic study before a planning report can be prepared and the application is brought before this committee.

3) Reminder of time change for December meeting to 5 p.m. and request for rsvp for dinner at Days Inn

Tara to look into changing the meeting to December 11th for the dinner and accommodate the Scurfield and Bonten applications.

4) SPCA – Zoning review

General discussion ensued with respect to the presentation earlier in the evening. There should be some consistency in the By-law. Jeff pointed out that amending the zoning by-law will eliminate future conflict, however, it would still be a legal non-conforming use. Jeff will seek a legal opinion for the planning department on the issue of obnoxious uses for by-law enforcement. This Committee has indicated they are prepared to proceed with a recommendation.

Moved by: Art Mior

Seconded by: Joyce Chevrier

THAT the Kenora Planning Advisory Committee advises that the temporary sheltering of animals is permitted in the Light Industrial Zone, however, it should be noted that the use contravenes the obnoxious noise definition of Zoning By-law No. 160-2004; and

Further that the Zoning By-law be amended to restrict animal shelters and/or kennels to the Rural and Heavy Industrial zones only, and that the uses have a minimum buffering distance of 300 metres.

CARRIED

Moved by: Joyce Chevrier

Seconded by: Wayne Gauld

THAT the meeting be continued past the curfew of 10 p.m.

CARRIED

5) Discussion of comments by E. Rody, SRQ

To be carried forward to the next meeting.

6) Joyce indicated that she had a conversation with Doug Vergunst, of the Northwestern Health Unit, and he is prepared to meet with the Planning Advisory Committee at a future date. The Planning Department will coordinate.

7) A by-law making it mandatory for property owners to hook up to municipal sewer and water will be added to the January agenda.

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the November 20, 2007 Planning Advisory Committee meeting be adjourned at 10:09 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF DECEMBER, 2007

CHAIR

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
November 20, 2007
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
10:10 P.M.

Present:

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

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

I. CALL MEETING TO ORDER:

James Tkachyk called the November 20, 2007 City of Kenora Committee of Adjustment meeting to order at 10:10 p.m.

II. CONFLICT OF INTEREST : None

III. MINUTES :

Moved by: Joyce Chevrier Seconded by: Terry Tresoor
THAT the minutes of the meeting of October 16, 2007 meeting be approved as distributed.
Corrections: None
Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Minor Variance No. A16/07 Peters

The Committee discussed the requirement for adequate septic field capacity.

Moved by: Terry Tresoor

Seconded by: Colin Bird

THAT Application for Minor Variance No. A16/07 Peters be approved to permit a bed and breakfast establishment as a permitted use, conditional upon the following:

- 1) A letter be received from the Northwestern Health Unit indicating that the sewage system is appropriate for the proposed use and that there is no objection to use of delivered water as the potable water source for the use;
- 2) A building permit be approved for changes required under both the Ontario Building Code and the Ontario Fire Code.

CARRIED

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the November 20, 2007 Committee of Adjustment meeting be adjourned at 10:16 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF DECEMBER, 2007

CHAIR

SECRETARY-TREASURER