



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

MINUTES
CITY OF KENORA PLANNING ADVISORY COMMITTEE
October 16, 2007
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:09 P.M.

Present:

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

I. CALL MEETING TO ORDER

James Tkachyk called the October 16, 2007 City of Kenora Planning Advisory Committee meeting to order at 8:09 p.m.

DELEGATIONS None

II. CONFLICT OF INTEREST: None

III. MINUTES:

Moved by: Joyce Chevrier Seconded by: Colin bird
THAT the minutes of the Planning Advisory Committee September 18, 2007 be approved as distributed.

Corrections: None
Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Consent B20/07 Valenta
No discussion.

Moved by: Joyce Chevrier Seconded by: Terry Tresoor
That application for Consent No. B20/07 Valenta, for property described as 108 Beauty Bay Road, CON 2M S PT LOT 1 PCL7959;LESS RP 23R7619 PTS 1,2,3,4 for the creation of two rural lots 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 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 Roads Supervisor indicating that there are a suitable locations for a driveway to lot 1.
- 6) That a letter be received from the Northwestern Health Unit indicating that there is adequate area for a private sewage system on each of lots 1 and the retained that the sewage system for lot 2 is in good working order.
- 7) That a letter be received from Bell Canada indicating that there are adequate utility easements in place.
- 8) That the Applicant transfers a 20 metre road allowance for any portion of the Beauty Bay Road that crosses the subject property.
- 9) That the portion of proposed lot 2 and the retained, located to the south of the traveled portion of Beauty Bay Road, which does not form part of the 20 metres indicated in condition 8, be transferred to the City of Kenora as part of the road allowance.
- 10) That a letter be received from an Ontario Land Surveyor (OLS) stating that any existing structures on proposed Lot #2 comply with Zoning By-law No. 160-2004.

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. B21/07 Hobday

Committee discussed municipal servicing versus septic fields.

Moved by: Joyce Chevrier

Seconded by: Wayne Gauld

THAT one of the conditions for approval for B21/Hobday will be to require that both the new and the retained lots will be hooked up to municipal servicing.

CARRIED

Discussion took place with respect to Lot 126 and whether or not the applicant intended to maintain it as a stand alone lot.

Moved by: Joyce Chevrier

Seconded by: Terry Tresoor

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 adjourned until 1) the legal status of Lot 126 is

determined; and 2) the Applicant provides additional information respecting frontage on a publicly owned road, if required.

CARRIED

3. Application for Plan of Subdivision S02/07 KLS

Discussion took place with respect to the use of the lots, as indicated on the draft plan. The entire property is zoned R3 and therefore any lot could be used for multi family development, regardless of the intention of the current owner.

The Committee discussed the garages, as previously described by the Agent for the Owner, along the north side of the development.

Engineering will be asked whether or not there is some requirement for upgrading/traffic control, at the corner of Colonization and Lakeview Drive.

The Committee will consider all the information and the Application will be on the agenda for a decision at the November meeting.

V. OLD BUSINESS:

1) Lake Capacity Study - Update

The Consultant anticipated having the final report available by the end of the day today. It will be distributed as soon as possible.

2) CIP – Report - The Community Improvement Plan was adopted by Council. Work has begun with three business owners.

3) PAC Training/Honourarium – The resolution of Council was distributed to the Committee, indicating that they will receive an additional \$10/meeting to offset mileage/gas, beginning in 2008. The operating budget, for 2008, went forward with a line item of \$3500 for travel and training for the Committee.

VI. NEW BUSINESS:

1) Questions re. Planning and Property Meeting –

The Committee was apprised of a pending contract with Meridian Consulting to produce a waterfront design guidelines for the City. The study area includes lands from the downtown area to the Keewatin waterfront.

An update was provided on the status of the Kenricia Hotel.

2) Recommendations as part of staff/planning report:

The Committee and Staff discussed the practice of the Planning Department providing recommendations to the Committee as part of staff/planning reports. The current practice will continue.

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the October 16 2007 Planning Advisory Committee meeting be adjourned at 8:58 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 20th DAY OF NOVEMBER, 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
October 16, 2007
REGULAR MONTHLY MEETING HELD AT 60 Fourteenth St. N.
OPERATIONS CENTRE BUILDING
8:59 P.M.

Present:

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

I. CALL MEETING TO ORDER:

James Tkachyk called the October 16, 2007 City of Kenora Committee of Adjustment meeting to order at 8:59 p.m.

II. CONFLICT OF INTEREST : None

III. MINUTES : September 18, 2007 and October 3, 2007

Moved by: Colin Bird Seconded by: Wayne Gauld
THAT the minutes of the meeting of September 18, 2007 meeting be approved as amended.

Corrections: Add 9:26 as time of adjournment.

Business Arising: None

Moved by: Colin Bird Seconded by: Wayne Gauld
THAT the minutes of the special meeting of October 3, 2007 meeting be approved as distributed.

Corrections: None

Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Minor Variance No. A15/07 Bennett

The Committee discussed “averaging” as a method of determining compatibility with the character of the neighbourhood as well as the elimination of the encroachment onto municipal lands.

Moved by: Joyce Chevrier

Seconded by: Wayne Gauld

THAT Application for Minor Variance No. A15/07 Bennett be approved, to reduce the required front yard from 15 metres, or 49.21 feet to 10 metres or 32.8 feet for a variance of 5 metres or 16 feet. This recommendation is being made as an encroachment onto public property is being eliminated and the proposed development characteristic of the neighbourhood. 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.

CARRIED

V. OLD BUSINESS:

1. Applications A16/06 and A10/06 Carlson

The Planning Department received a telephone call from Mr. Carlson in late September. Mr. Carlson would still like to build his garage. It was suggested to him at that time that if he were to attach the garage to the house, along the side, there would be no requirement for a variance, however if he would like to have the Committee review a request to locate the garage, as previously applied for, but with a smaller garage, he could write a letter. The letter was circulated for review by the Committee.

The Committee will not consider the new proposal as the garage, located between the residence and the street, is not in keeping with the character of the neighbourhood per the decision of July 17, 2007.

VI. NEW BUSINESS: None

VII. ADJOURN:

Moved by: Terry Tresoor

THAT the October 16, 2007 Committee of Adjustment meeting be adjourned at 9:13 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 20th DAY OF NOVEMBER, 2007

CHAIR

SECRETARY-TREASURER