

**PROPERTY & PLANNING
STANDING COMMITTEE
M I N U T E S**

**Held Wednesday, April 4, 2007
At 10:00 a.m. – City Council Chambers**

PRESENT:

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Councillor W. Cuthbert	Chair
Councillor C. Drinkwalter	Council
Councillor D. McCann	Council
Bill Preisentanz	CAO (10:25 am)
Councillor R. McMillan	Council
James Tkachyk	PAC Chair
Len Compton	Mayor
Jeff Port	City Planner
Jennifer Rasmussen	EDO

Regrets: Tara Rickaby

Councillor Cuthbert called the meeting to order at 10:05 a.m.

A. PUBLIC INFORMATION NOTICES AS PER BY-LAW NUMBER 14-2003

Take Notice that as required under Notice By-law No. 14-2003, Council hereby advises the public of its intention to adopt the following by-law at its **Tuesday, April 10, 2007 Meeting:-**

A By-law to transfer property described as Part 1, 23R-11380 from City of Kenora to James Ambbs

A By-law to enter into a contract for consulting services with Kelli Saunders and Gartner Lee for the provision of professional services to conduct a lake capacity study for Black Sturgeon Lake.

B. DECLARATION OF PECUNIARY INTEREST - None

C. CONFIRMATION OF MINUTES – 20 March, 2007

Moved by: Rory McMillan Seconded by: Dave McCann

THAT the minutes of the regular meeting of Property and Planning Committee, March 20, 2007, be adopted as distributed.

CARRIED

D. ADDITION TO AGENDA - None

E. DEPUTATION – None

1) Economic Development Report

Jennifer Rasmussen reported on the 2007 Priorities as identified in the Economic Development Plan

I ECONOMIC DEVELOPMENT COMMISSION

City Solicitor is working on the Commission.

II VALUE ADDED FORESTRY: Kenora Forest Products Mill Expansion

Kenora Forest Products is expecting a decision from Ministry of Natural Resources within a few weeks.

III DOWNTOWN REVITALIZATION

Project proposals have been re-submitted. Awaiting response. In addition, there is an open house scheduled for Wednesday, April 11th, 2007, in the Cascade Room at the Lakeside Inn,

from 3-5 pm and again from 7 until 9 pm. Councillor McCann indicated that he has asked the Accessibility Committee to attend.

1. Performing Arts/Convention Centre

The Performing Arts & Convention Centre committee met in March 2007. A meeting with the Consultants will be scheduled for late April.

2. Making Kenora Home

Making Kenora Home is completing a Community Scan which will be used by local and area housing organizations when applying for funding for housing.

IV BUSINESS/INDUSTRY/GOVERNMENT ATTRACTION STRATEGY

Follow up visits to the Winnipeg trip will begin next week. The City Council and various city departments will be in attendance at the Lake of the Woods District Property Owners' show and AGM being held in Winnipeg April 30.

V ABITIBI-SPECIFIC OPPORTUNITIES

1. Adaptive Re-use of the Mill

In regular contact with Abitibi on potential buyers/users of the Abitibi mill site.

2. Retain & Support former Abitibi Workers in the community

We are working on a project to track Abitibi workers with a report for JUN.

3. Tunnel Island/Common Ground

Common Ground media event will be held at Ochiichagwe'Babigo'Ining on Wednesday, APRIL 11 2007

4. Other Abitibi Lands

Waiting to hear from Abitibi regarding City of Kenora requests.

VI Business & Industry Contacts

Jennifer indicated that the report format is being changed.

2) Application for Zoning By-law Amendment Z09/06 Beaucage – Update

The Agent for the Applicant contacted the Planning Department and they are working with Fire and Emergency Services to mitigate the issues. Once the final inspection is complete then the file will be sent to the Planning Advisory Committee for a recommendation.

INFORMATION ONLY

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

Jeff Port reviewed his planning report and referred to a letter from the Ministry of Environment stating that there is no objection to the church on the subject property. The mandatory public hearing will be held on Monday, April 23rd at 4:00 p.m. There was discussion with respect to the comments/explanation by the Ministry of the Environment with respect to the septic field. Councillor Cuthbert indicated that this may not be the right neighbourhood for the church.

INFORMATION ONLY

4) Kenricia Hotel – Designation under Section 29 of the Ontario Heritage Act

Jeff Port reported that on October 23, 2006, Council passed a resolution to add the Kenricia Hotel to the municipal registry (of properties of cultural heritage significance or interest). This was done after the owners have approached City staff, and the Heritage Committee, to have the property designated, under section 29 of the Ontario Heritage Act.

Heritage designation of a property, under the Ontario Heritage Act is a multi-stepped process, beginning with the identification of the property and addition to the municipal register for properties of cultural heritage value or interest. Summary of all of the steps involved in designation process are as follows:

- Identify the property as a candidate for designation.
- Research and evaluate the property.
- Serve the Notice to Intention to Designate.
- Pass and register the designation by-law.
- List the property on the municipal register for designation.
- List the property on the Provincial register.

Step two, the research and evaluation of the property has almost been completed. This involves the completion of the “Statement of Cultural Heritage Value” and “Description of Heritage Attributes”. Once complete, a notice of intention to designate the property can be placed in the local newspaper. If no objections are filed with the City of Kenora within 30 days of the publication of the notice, then Council can proceed to pass a by-law designating the property under section 29 of the Heritage Act.

The Mayor asked whether this step helps or hinders the owner and Jeff Port replied that it can help with some types of funding.

Recommendation:

WHEREAS the property at 204 Second Street South, known as the Kenricia Hotel, meets the criteria prescribed by the Province for designation under the Ontario Heritage Act; and

WHEREAS Heritage Kenora considered a staff report recommending designation of this property at its meeting of March 29, 2007 and recommended that the property be designated under the Ontario Heritage Act; and
2006; and

WHEREAS these actions of the City of Kenora Council fulfill the requirement of the Ontario Heritage Act that Council consult with the Board before giving notice of its intention to designate a property; and

WHEREAS the staff report advises that the building meets the criteria for historical designation under the Act; and

WHEREAS extensive community consultation has made very clear the significance of the building as a historical, cultural and architectural anchor, helping to define the historical character of the neighbourhood; and

WHEREAS acting now to designate the property under the Ontario Heritage Act will protect the heritage of the downtown area and City of Kenora skyline;

NOW THEREFORE BE IT RESOLVED THAT Council of the City of Kenora gives notice of its intention to designate the property at 204 Second Street South, known as the Kenricia Hotel under Part IV of the Ontario Heritage Act for its cultural heritage value or interest;

AND THAT the Planning Department be authorized and directed to take the necessary action to give effect thereto.

Hold

HOLD FOR FURTHER INFORMATION

5) Community Improvement Plan – Review of Purpose and Intent

Jeff Port gave some background information on community improvement plans (CIPs) and pointed out two key items with respect to the designation by-law; the Municipal Act and the Kenora Official Plan. He pointed out that the Official Plan only designated the Harbourtown Centre area as one where a CIP can be implemented, therefore if the area is to be expanded, an Official Plan amendment would be required.

The Mayor stated that he is concerned about a piecemeal approach to development and suggested that a CIP should have been implemented sooner and should proceed as soon as possible. He pointed out that development should be “in tune” with the wishes of council and asked for a timeline. Councillor Cuthbert suggested a three month window.

J. Port

6) Lake Capacity Study – Contract with Kelli Saunders

Council approved the entering into a contract for the professional consulting services of Kelli Saunders/Gartner Lee, per the proposal dated February 2007, to undertake the Black Sturgeon Lake Capacity Study to a maximum upset limit not to exceed \$45,557 plus GST, and;

Further that the Mayor and Clerk be authorized to enter into a contract with said firm for the completion of the work.

BY-LAW

T.Rickaby/
J. McMillin

7) Snowmobile Committee

Jeff Port presented the draft of an ad calling for committee volunteers; ads go to both radio and newspaper. There was some discussion with respect to a terms of reference for the Committee and Jeff Port reviewed the three potential roles for the Committee included in his report: *That the Planning and Economic Development Department be directed to establish a working group/committee consisting of one member of the Sunset Trail Riders and the Kenora Hospitality Alliance respectively, three residents of the community at large, and associated municipal Councilors and support staff as required.*

This committee will be asked to complete a report and recommendations by the end of September, 2007 in order that recommendations can be implemented for the 2007/08 winter season.

The advertising is to proceed.

Planning

8) Downtown Revitalization Open House – April 11th, 2007

Jeff Port reminded the committee of the open house scheduled for April 11th from 3-5 pm and 7-9 pm in the Cascade Room at the Lakeside Inn. He explained that there will be a presentation given at both 3:30 and 7:30 pm. Mayor Compton asked what will be presented. Mr. Port replied that the approved plan will be presented but that there are opportunities for people to further discuss the options.

INFORMATION ONLY

9) Closed meeting adjourned at 11:00 a.m.

Motion required adjourning to Closed Meeting:

Moved by: Rory McMillan Seconded by: Dave McCann and Carried:-

THAT this meeting be now declared closed at 11:00 a.m.; and further

THAT Committee adjourns to a Closed Meeting to discuss the following:

Disposition of Land and an item of potential litigation

Moved by: Rory McMillan Seconded by: Charito Drinkwalter

THAT the closed meeting be adjourned at 12:15 p.m.

ACTION FROM CLOSED MEETING:

10) Sale of road allowance – Burley, DeGagne, Lindquist

THAT the Council of the City of Kenora declares a portion of the lane allowance abutting property described as **Plan 149 Lot O Parcel 25755, PLAN M149 W OF N Q, M 149 E 140' LOT N & ALL LOT;N PARCEL 11674 and M 149 E 140' LOT Q & ALL LOT;P PARCEL 11674** as surplus to the needs of the municipality; and

THAT all affected neighbours be approached to determine their interest in purchasing said lands; and

THAT each be required to apply for the purchase of municipal property and provide a deposit of \$1000, which will be applied

THAT in accordance with Notice By-law #14-2003, arrangements be made to advertise the sale of the subject lands for a three-week period; and further

THAT once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to the interested property owners, at the appraised value as established by Century 21 – Reynard Real Estate, plus all associated costs; and

THAT a condition of sale is provision of a drainage plan, by James Burley; and

THAT a condition of sale is that the Applicant applies for and is granted an entrance permit to access the property;

THAT the Mayor and Clerk are authorized to enter into the agreement of purchase and sale of said property.

Meeting adjourned at 12:16 p.m.