

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

**Held Wednesday, May 23, 2007  
At 10:00 a.m. – City Council Chambers**

**PRESENT:**

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<b>Councillor W. Cuthbert</b>	<b>Chair</b>
<b>Councillor D. McCann</b>	<b>Council</b>
<b>Bill Preisenzanz</b>	<b>CAO</b>
<b>Councillor R. McMillan</b>	<b>Council</b>
<b>Chris Van Walleghem</b>	<b>Council</b>
<b>Councillor C. Drinkwalter</b>	<b>Council</b>
<b>Len Compton</b>	<b>Mayor</b>
<b>Jeff Port</b>	<b>City Planner</b>
<b>Tara Rickaby</b>	<b>Planning Assistant</b>
<b>James Tkachyk</b>	<b>PAC Chair</b>

Councillor Cuthbert called the meeting to order at 10:00 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 **Monday, May 28, 2007 Meeting:-**

A By-law to enter into a lease agreement

A By-law to amend Zoning By-law No. 160-2004 at 1817 Highway 17 W

**B. DECLARATION OF PECUNIARY INTEREST - None**

**C. CONFIRMATION OF MINUTES – 8 May , 2007**

**Moved by: Chris Van Walleghem    Seconded by: Dave McCann**

THAT the minutes of the regular meeting of Property and Planning Committee, May 8, 2007, be adopted as distributed.

**CARRIED**

**D. ADDITION TO AGENDA - None**

**E. DEPUTATION –**

**Selen Alpay, Making Kenora Home**

Mr. Alpay presented a report, prepared by the hub group of “Making Kenora Home”, called Community Solutions for Affordable Housing Projects. He outlined the affected populations and groups and presented 8 recommendations for provision of affordable housing in the City of Kenora.

Mayor Compton left the meeting at 10:08 a.m.

**Taras Manzie, Public pier for boat access to Hwy 17 W businesses**

Mr. Manzie represents his business and four others along Highway 17 West, which wish to enter into a public/private sector partnership in order to provide public boat docking/access from Lake of the Woods, via a City-owned fire lane off of Beach Road. Mr. Manzie read from a prepared statement which outlined the economic development benefits to the Keewatin that this access would help to provide.

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

The Applicant’s agent has indicated that the requirements to bring the property up to the Ontario Building Code will be met.

The Applicant will be notified that a status report will be required by Council by mid-June.

**INFORMATION ONLY**

Planning

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

Councillor Cuthbert indicated that the recommendation from the Kenora Planning Advisory Committee (PAC) was not to approve the amendment to the zoning by-law.

Jeff Port read the recommendations of the Planning Department, as amended in the May 23<sup>rd</sup> planning report. He stated that, as a professional planner, and based on the comments of other professionals, there was little choice but to recommend approval of the application, with conditions.

The Committee members were polled separately for their opinions.

**RECOMMENDATION:**

THAT the Council of the City of Kenora hereby refuses Application Z02/07 Victory Baptist Church, to amend the Zoning By-law, specifically at property described as Concession 4 of Jaffray Part Location IT Designated as 23R8863, Part 1 THRU 8 & KR1975 PT 1;REM PCL 5054, from RR – Rural Residential to I – Institutional.

**RECOMMENDATION TO COUNCIL**

Planning/  
Clerk

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

The statement of architectural value has been prepared. The process was discussed; the property owners have requested designation and such designation will not affect their ability to develop the property in the future.

**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 May 28, 2007 and recommended that the property be designated under the Ontario Heritage Act; 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.

**RECOMMENDATION TO COUNCIL**

Planning/  
Clerk

**4) Sign By-law**

The Committee discussed different methods of controlling signage throughout the City. There is currently no Sign Committee. An amendment to the Sign By-law will

go forward in June, indicating that the Property and Planning Committee will be the Sign Committee for the purposes of the Sign By-law.

**RECOMMENDATION FOR JUNE MEETING**

Councillor Drinkwalter left the meeting at 10:45

**5) Sioux Narrows-Nestor Falls Service Agreement**

Councillor Cuthbert stated that the agreement is up for renewal, with some minor changes to wording. Jeff Port indicated that the agreement has been sent to Sioux Narrows-Nestor Falls for review. Councillor Cuthbert indicated that both Mayors had verbally agreed on the new fee of \$100/per hour. Building services have been deleted as the Township has other arrangements, and that strategic planning was added as it is a service provided to the Township from time to time.

**RECOMMENDATION:**

That the City of Kenora enters into a service agreement for the provision of planning/development and engineering advisory services, for the year 2007, and;

Further that the Mayor and Clerk be authorized to enter into said agreement with the Township of Sioux Narrows-Nestor Falls.

**Planning/  
Clerk**

**RECOMMENDATION TO COUNCIL**

**6) OSPCA**

Jeff Port explained the Animal Control By-law is administered and enforced by KPS and that the Zoning By-law is a planning issue; the Zoning By-law permits an animal shelter in a Light Industrial zone, whereas the Animal Control By-law limits them to Rural properties. There was an exemption granted to the noise by-law, by KPS, which will be reviewed on June 1.

Mr. Port will be meeting with the Chief of the KPS this afternoon to discuss the issue of the Regional OSPCA on Highway 17 West.

The Committee questioned the ability of the Kenora Police Services Board to approve exemptions from by-laws and the sometimes result of Council having to deal with complaints as a result of the exemption.

Bill Preisentrantz arrived at 10:53.

Mr. Preisentrantz indicated that the Police Services Board may be more than willing to transferring to Council, the responsibility for deciding on exemptions.

**INFORMATION ONLY**

Bill Preisentrantz left the meeting at 11:00.

**7) Community Improvement Plan – Specific area to be included in plan**

Jeff Port reminded the Committee that Section 4.3 of the Kenora Official Plan describes the Harbourn Centre area, and that 4.3.4 designates it as a Community Improvement Area. Until the OP is amended, this is the only area for which a Community Improvement Plan can be formulated.

A request for proposals has gone out to three qualified firms; the deadline for proposals is Friday, May 25<sup>th</sup>.

**INFORMATION ONLY**

**8) Application for Zoning By-law Amendment Z05/07 Scheurmann – Report and Recommendation**

Councillor Cuthbert explained that this application, to add a specific retail use to property zoned RR – Rural Residential, is for property located on Highway 17 West, across from a greenhouse.

There have been no comments from the neighbours and the following conditional recommendation for approval will go forward, and a by-law passed, dependent upon no objections from the neighbours.

**Planning/  
Clerk**

**RECOMMENDATION:**

THAT, subject to no objections being received from the adjacent property owners, the Council of the Corporation of the City of Kenora hereby approves application Z05/07 Scheurmann, to rezone property described as PT LOC 274P PCL 20479 to add a retail fabric store to the RR –

Rural Residential, be approved, subject to the following conditions:

- 1) NWHU approval
- 2) S/W Supervisor approval

**RECOMMENDATION TO COUNCIL**

9) Closed meeting adjourned at 11:14 a.m.

**Motion required adjourning to Closed Meeting:**

**Moved by: Dave McCann      Seconded by: Chris Van Walleghem      and Carried:-  
THAT this meeting be now declared closed at 11:14 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: Chris Van Walleghem  
THAT the closed meeting be adjourned at 11:36 a.m.**

***ACTION FROM CLOSED MEETING:***

**Lease agreement – E. Whiting**

THAT the City of Kenora gives three readings to a By-law to enter into a lease agreement, for a one (1) year period ending May 30, 2009 with Ernest John Whiting for use of a water lot designated as Part 1 on Plan 23R-68771.

**RECOMMENDATION TO COUNCIL**

Meeting adjourned at 11:37 a.m.