

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

Held Wednesday, January 24 2007
At 10:00 a.m. – City Council Chambers

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PRESENT:	Councillor W. Cuthbert	Chair
	Councillor R. McMillan	Member
	Councillor D. McCann	Council
	Councillor C. Van Walleggem	Council
	Bill Preisentanz	CAO
	Jeff Port	City Planner
	Tara Rickaby	Planning Assistant
	Warren Brinkman	Mgr. Fire & Emerg. Svces

Guest: Dennis Wallace, Chair of Economic Development Committee

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, January 29, 2007 Meeting:-

A By-law to amend Zoning By-law No. 160-2004, specifically at property described as 53 Crystal Street, PLAN M135 LOT 19 & LOC CL;11039 DES 23R10254 PART 1;PCLS 40055 & 42199 to add a second residential unit within the principle dwelling as a use.

B. DECLARATION OF PECUNIARY INTEREST - None

C. CONFIRMATION OF MINUTES – 10 January, 2007

Moved by: Chris Van Walleggem Seconded by: Rory McMillan

THAT the minutes of the regular meeting of Council, 10 January, 2007, be adopted as distributed.

CARRIED

D. ADDITION TO AGENDA

Jeff Port requested that the proposed “Northwestern Ontario Regional Development Authority” be added to the agenda as item number 2.

E. DEPUTATION - None

1) Economic Development Commission - Recommendation

Dennis Wallace, Chair of the Kenora Economic Development Committee reminded those present of the Economic Development Plan, adopted by Council in August of 2006. One key to the plan was the establishment of an economic development commission. Mr. Wallace reported that his Committee met earlier today, and after receiving advice from the Municipal Solicitor, brought forward the following resolutions.

WHEREAS the Council of the City of Kenora adopted the City of Kenora Economic Development Plan in August of 2006; and

WHEREAS the top priority in Section 6.0 of the Plan is the establishment of an Economic Development Commission; and

WHEREAS the Chairman of the City of Kenora Economic Development Committee has completed a report, dated January 20, 2007, recommending the steps required for proceeding with the establishment of said Commission;

NOW THEREFORE be it resolved that the City of Kenora Economic Development Committee adopts the January 20, 2007 report, as submitted by the Chairman.

AND

THAT the Council of the Corporation of the City of Kenora direct the Municipal Solicitor to make application for the establishment of a community development corporation pursuant to Section 109 (1) of the Municipal Act, and;

AND FURTHER THAT the Chairman and City administration work with the Municipal Solicitor to develop an operating by-law for the governance of the Corporation.

Mr. Wallace explained that the proposal is to form a corporation using the *Corporations Act*. The City would be the sole member of the corporation and would appoint the Board of Directors. The next step would be for the Directors to pass "By-law No. 1" or its constitution. This by-law would address essentially be the governance model for the commission.

J. Port

Mr. Wallace addressed the issue of Treaty 3 and Sioux Narrows-Nestor Falls as partners, stating that these are important partnerships and he would recommend that they should continue, however as separate entities. One advantage of this format would be that each could apply for funding separately, yet if appropriate, use the funding for the same project.

Mr. Wallace also suggested that the name of the commission will be important because of the message it will convey.

Discussion ensued with respect to membership in the commission as well as on the board.

Moved by: Dave McCann Seconded by: Rory McMillan

THAT *WHEREAS the Council of the City of Kenora adopted the City of Kenora Economic Development Plan in August of 2006; and*

WHEREAS the top priority in Section 6.0 of the Plan is the establishment of an Economic Development Commission; and

WHEREAS the Chairman of the City of Kenora Economic Development Committee has completed a report, dated January 20, 2007, recommending the steps required for proceeding with the establishment of said Commission;

NOW THEREFORE be it resolved that the City of Kenora Economic Development Committee adopts the January 20, 2007 report, as submitted by the Chairman.

Moved by: Rory McMillan Seconded by: Chris Van Walleghem

THAT *the Council of the Corporation of the City of Kenora direct the Municipal Solicitor to make application for the establishment of a community development corporation, wholly owned by the City of Kenora, pursuant to Section 109 (1) of the Municipal Act, and;*

AND FURTHER THAT the Chairman and City administration work with the Municipal Solicitor to develop an operating by-law for the governance of the Corporation.

T.Rickaby
/J.
McMillin/
Municipal
Solicitor

RECOMMENDATION TO COUNCIL

The name of the corporation was discussed. Depending on a search of names, the recommendation is to name the commission “*Lake of the Woods Economic Development Commission*”.

J.Port/Municipal Solicitor

RECOMMENDATION TO COUNCIL

2) NWO Regional Development Authority - NWORDA

Councillor McMillan referred to a report on regional economic development enhancement put forward by NOMA. He also indicated that it is important to have representation on the Committee as the listing includes the former mayor and no current representative.

Dennis Wallace explained that he attended the meeting referred to in the correspondence, as a representative of another agency. He recommended that Council supports the principles but pointed out that it appears as though the proposal is to establish another level of approvals between the municipalities and either the Federal or Provincial governments. He suggested that if this were to happen, the two higher levels of government may be given the opportunity to step back further than they are being permitted to now.

Jeff Port added that the issue is a lack of strategic initiatives and policy for the north.

A report and recommendation is required for the next meeting. Jeff Port and Dennis Wallace will collaborate on a report to be revised by the Economic Development Committee.

J.Port
Dennis
Wallace

HOLD

3) Terms of Reference for Winter Tourism Committee (Draft)

This item will be referred to the Economic Development Committee/Commission.

Ec.Dev.
Committee

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

Warren Brinkman updated the Committee on inspections of the subject property. Reports have been sent to the Applicant’s Agent and another inspection is upcoming. A report will be provided to the Planning Advisory Committee, when available, and that Committee will make a recommendation to Council.

Fire &
Emerg.
Svces/ PAC

HOLD

5) Application for Zoning By-law Amendment Z01/07 White

Tara Rickaby gave a brief report. Warren Brinkman indicated that the Applicant has had the residence inspected and that there are no issues from the Fire Department.

Recommendation:

THAT the Council of the Corporation of the City of Kenora hereby approves Application No. Z01/07 White, a Zoning By-law amendment to add a second residential unit, within the principle dwelling unit as a use to the RR – Rural Residential zoning on property described as 53 Crystal Street, PLAN M135 LOT 19 & LOC CL;11039 DES 23R10254 PART 1;PCLS 40055 & 42199.

T. Rickaby/
J.McMillin

RECOMMENDATION TO COUNCIL

6) Attendance by Chair/Vice-Chair of Planning Advisory Committee at Property and Planning Committee Meeting

Jeff Port explained that the terms of reference for this Committee state that the Chair of the Kenora Planning Advisory Committee is a member, as liaison between the two committees. The former PAC Chair, Art Mior, did not run for Chair again and James Tkachyk was nominated to fill the vacancy. Mr. Tkachyk is employed on a full-time basis and may not be able to attend meetings of property and planning committee. The recommendation is to permit the Vice-Chair of PAC to attend in place of the Chair if

required.

The Committee agreed that the Vice-Chair acts on behalf of the Chair in their absence.

Recommendation:

THAT in the absence of the Chair of the Kenora Planning Advisory Committee, the Vice-Chair be permitted to attend meetings of the Property and Planning Committee as the liaison role is an important link.

RECOMMENDATION TO COUNCIL

7) Terms of Reference for Lake Capacity Study

Jeff Port reviewed the changes to the draft, as recommended by members of the Planning Advisory Committee. The public consultation process will be integral to the success of the process. A portion of the cost of the study will be recovered through lot levies on new development.

RECOMMENDATION:

THAT the terms of reference for a Lake Capacity Study of Black Sturgeon Lake be approved and further that the Planning and Economic Development Department is directed to proceed to distribute/advertise for a qualified consultant.

RECOMMENDATION TO COUNCIL

T.Rickaby/
Jeff Port

8) Planning Advisory Committee Training

The Ontario Association of Committees of Adjustment and Consent-granting Authorities (OACA) has implemented a new training program. Whereas training was available twice per year, either at a one day seminar, or a four day training session in June, the new program includes a professional from the association traveling to provide on-site training.

The training includes a session on making decisions on minor variances to zoning by-laws, decision with respect to land division (consents) and a new opportunity for training with respect to the role of the committee.

Over the past four years staff and/or members of the Committee have traveled to training opportunities – all in southern Ontario, with a cost of approximately \$3200 for two members. This new training opportunity will train all participating committee members and staff for approximately one half of the cost, based on participation by both Sioux Narrows-Nestor Falls and Red Lake.

The Planning Act has new amendments which will be addressed, and there are some PAC members who have never had an opportunity for formal training. This is an excellent opportunity for staff and the members of the Kenora Planning Advisory Committee.

RECOMMENDATION:

THAT the Council of the City of Kenora authorizes the Planning Department to make arrangements with the Ontario Association of Committees of Adjustment and Consent-granting Authorities for training in Kenora and

THAT such training costs shall not exceed \$2000.

RECOMMENDATION TO COUNCIL

T. Rickaby
J.McMillin

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 11:00 a.m.; and further

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

Disposition of Land and an item of potential litigation

9) Closed meeting adjourned at 11:25 a.m.

J.Port

ACTION FROM CLOSED MEETING:

That Council of the City of Kenora gives three readings to a Bylaw authorizing a five (5) year lease agreement for a parcel of land being 4 feet x 8 feet with 446562 Ontario Ltd. (Gam Hing Choo) for purposes of placement of a garbage container; and
THAT the Mayor and Clerk are authorized to execute such lease.

T. Rickaby
J.
McMillin

Meeting adjourned at 11:30 a.m.