

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

**Held Tuesday, June 5, 2007  
At 10:00 a.m. – City Council Chambers**

**PRESENT:**

.....

<b>Councillor W. Cuthbert</b>	<b>Chair</b>
<b>Councillor D. McCann</b>	<b>Council</b>
<b>Bill Preisentanz</b>	<b>CAO</b>
<b>Councillor R. McMillan</b>	<b>Council (10:15)</b>
<b>Chris Van Walleghem</b>	<b>Council</b>
<b>Len Compton</b>	<b>Mayor</b>
<b>Tara Rickaby</b>	<b>Planning Assistant</b>
<b>James Tkachyk</b>	<b>PAC Chair</b>

**Regrets: Councillor C. Drinkwalter, Jeff Port, City Planner**  
Councillor Cuthbert called the meeting to order at 10:03 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, June 11, 2007 Meeting:-**

**A by-law** to amend By-law No. 50-2004, being the City's Sign By-law.

**A by-law** to enter into an agreement for provision of consultant services for a Community Improvement Plan.

**B. DECLARATION OF PECUNIARY INTEREST** - Mayor Compton made a declaration of interest in item no. 7) as his son is a business owner in the area.

**C. CONFIRMATION OF MINUTES – 23 May , 2007**

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

THAT the minutes of the regular meeting of Property and Planning Committee, May 23, 2007, be adopted as distributed.

**CARRIED**

**D. ADDITION TO AGENDA** - None

**E. DEPUTATION** – None

- 1) **Application for Zoning By-law Amendment Z09/06 Beaucage – Update due mid- June**  
The building presently houses three rental units. The Road Supervisor is to be directed to send a letter requesting that the grass be cut, under the Tidy Yard By-law.

**INFORMATION ONLY**

- 2) **Application for Zoning By-law Amendment Z02/07 Victory Baptist Church**  
The following recommendation will go forward at the meeting of Council on June 11<sup>th</sup>. The resolution passed at the meeting on May 28<sup>th</sup> included the incorrect legal description of the property. The appeal period will begin after notice has been given in the newspaper.

**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 REM PCL 5054, from RR – Rural Residential to I – Institutional.

Planning

Clerk/  
Planning

**RECOMMENDATION TO COUNCIL**

**3) Making Kenora Home – Acceptance of Report**

Bill Preisentanz reminded the Committee of the delegation, at the last Property and Planning meeting, by Selen Alpay with respect to a report entitled Community Solutions for Affordable Housing Projects. Mr. Preisentanz indicated that there has been some interest in the report by developers. In addition there may be an opportunity to apply for funding for new projects.

**Recommendation:**

THAT the Council of the City of Kenora hereby accepts the report of the Making Kenora Home Committee, called Community Solutions for Affordable Housing Projects.

**RECOMMENDATION TO COUNCIL**

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

The notice of intention to designate the building appeared in the newspaper on May 30<sup>th</sup>. The appeal period ends July 13<sup>th</sup> with the possibility of a by-law being passed on July 16<sup>th</sup>. If the property is designated there is an opportunity for the owner to apply for some federal assistance available for heritage property.

**HOLD FOR APPEAL PERIOD TO END**

**5) 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 name the Property and Planning Committee as the Sign Committee for the purposes of the Sign By-law.

**RECOMMENDATION:**

**THAT** the City of Kenora hereby amends By-law No. 50-2004, being the Sign By-law as follows:

By removing section **19.1 The Council of the Corporation of the City of Kenora shall appoint a Sign By-law Committee consisting of:**

- City Planner
- Signage Administrator
- Three (3) members of the public at large.

And section

**19.2 The Committee shall elect a Chairman and Vice Chairman from amongst the members of the Committee**

And replacing with

Section 19.1 The Property and Planning Committee of the City of Kenora shall act as the Sign Committee, for the purposes of this By-law; Staff may include the City Planner and Customer Service Co-ordinator, as required.

19.2 The Committee shall review the Sign By-law from time to time as appropriate, and make recommendations for amendments to City Council.

19.3 The Committee shall review complaints regarding signs in a poor state of repair, and/or endangering the health and safety of the general public.

19.4 The Committee shall review, and approval authority, for all applications for all Class “AA” signs.

19.5 The Committee may revoke, upon giving thirty (30) days notice, the Sign License of any owner that fails to comply with the provisions of this By-law.

19.6 The Committee may order the removal, at the expense of the owner, any sign not in compliance with this By-law, upon the expiry of the thirty (30) day notice period.

**RECOMMENDATION TO COUNCIL**

**6) Community Improvement Plan – Recommendation for consultant services**

The City of Kenora has prepared a consultants terms of reference to undertake a Community Improvement Plan, and invited the following three qualified firms for the completion of the

work: Marshall, Macklin Monaghan, Delcan and Meridian Planning Consultants Inc. The deadline for proposals was May 25<sup>th</sup>, and Meridian Planning Consultants Inc. was the only submission. Their proposal meets all of the requirements set out in the terms of reference, and is within budget at a cost of \$8,919.38 plus GST.

Meridian Planning Consultants Inc. has extensive experience in the preparation of Community Improvement Plans, and is presently also working on CIP's for Sioux Lookout and Dryden. This will enable the firm to share travel expenses and provide services in a very cost effective manner. Further, their work on the Huntsville Community Improvement Plan is of particular relevance to the Kenora Downtown Revitalization Plan. There may be an opportunity to reduce the cost of the contract if there can be some coordinating of meetings within the same time-frame as Meridian's obligations to the City of Dryden.

Planning/  
Clerk

**RECOMMENDATION:**

That Meridian Planning Consultants Inc. be retained by the City of Kenora for the purpose of completing a Community Improvement Plan according to the terms and conditions set out in the proposal dated May 22, 2007 and for a maximum cost of \$8919.38 + GST, and; Further that the Mayor and Clerk be authorized to enter into a contract for the provision of said services.

**RECOMMENDATION TO COUNCIL**

**7) Request for docking – Keewatin Highway 17 W. Businesses – On hold**

Councillor McMillan arrived at 10:15 a.m.

**8) Application to purchase municipal property – Burley – Railway St.**

The abutting neighbours were asked if they wished to purchase a portion of the road allowance abutting their properties and there has been no reply. The Planning Department will offer the entire road allowance to Jim Burley.

**INFORMAITON ONLY**

**9) Black Sturgeon Lake Capacity Study**

The Committee discussed the latest status report. The Lake Capacity Study team will meet on June 18<sup>th</sup> and there will be a report for the next Property and Planning Committee meeting.

**INFORMAITON ONLY**

**10) Closed meeting adjourned at 10:14 a.m.**

**Motion required adjourning to Closed Meeting:**

**Moved by: Dave McCann      Seconded by: Rory McMillan    and Carried:-  
THAT this meeting be now declared closed at 10:19 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 Wallegghem  
THAT the closed meeting be adjourned at 10:36 a.m.  
Meeting adjourned at 10:37 a.m.**