



City of Kenora
Planning Advisory Committee
60 Fourteenth St. N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2059

MINUTES

**CITY OF KENORA PLANNING ADVISORY COMMITTEE
REGULAR MEETING TO BE HELD IN THE PLANNING, BUILDING AND
ENGINEERING BUILDING, 60 FOURTEENTH ST. N,
December 16, 2008 5:28 P.M.**

Present:

Art Mior	Chair
Joyce Chevrier	Member
Terry Tresoor	Member
Vince Cianci	Member
Wayne Gauld	Member
Colin Bird	Member
Tara Rickaby	Assistant Secretary-Treasurer
Jeff Port	Secretary-Treasurer

DELEGATION: None

I. CALL MEETING TO ORDER:

Art Mior called the December 16, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 5:28 p.m.

II. ADDITIONS TO THE AGENDA: New Business: Items 3 and 4

III. DECLARATION OF PECUNIARY INTEREST and THE GENERAL NATURE THEREOF:

- a) On today's agenda Vince Cianci, as Applicant
b) From a meeting at which a Member was not in attendance None

IV. MINUTES:

1. Approval of minutes of last regular meeting November 18, 2008

Moved by: Joyce Chevrier Seconded by: Terry Tresoor

THAT the minutes of the November 18, 2008 Kenora Planning Advisory Committee be accepted as distributed.

CARRIED

2. Corrections to minutes - None
3. Business Arising - None

V APPLICATIONS:

**1. Application for Consent No. B20/08 Cianci
Vince Cianci left the room at 5:30 p.m.**

The Committee discussed the probable requirement for a minor variance in order to construct a new dwelling unit on Lots 25 and the remnant of Lot 24. Also discussed was whether or not the remnant of Lot 24 and all of Lot 25 will require a variance for lot size; as this is not new development/lot creation, a variance is not required.

Moved by: Joyce Chevrier Seconded by: Colin Bird

That the decision on application for Consent No. B20/08 Cianci, for property described Lots 23, and 24 on Plan M.33, 907 and 909 First Street South, for a lot addition, be deferred in order to receive

further information from the Applicant, in the form of a site plan indicating a building envelope on the remnant portion of Lot 24 and Lot 25. This site plan is required in order to determine whether or not a minor variance, for the building envelope, will be required.

CARRIED

Vince Cianci returned to the meeting at 5:46 p.m.

2. Application for Consent No. B21/08 Nakka/Sugden

The Committee discussed the advantage of a straight line survey, rather than surveying the middle of the creek as a property line.

Moved by: Wayne Gauld Seconded by: Terry Tresoor

That application for Consent No. B21/08 Nakka & Sugden, for a the creation of one new lot on property described as CON 6M S PT LOT 8 EPT S 489;PCL12021 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) The transferor and the transferee not be the name of the same person on the Transfer/Deed of Land Form.
- 5) That written confirmation be received from the Northwestern Health Unit indicating that there is adequate area for a septic field on the proposed new lot and that the sewage system on the retained lot is in good working order.
- 6) That written confirmation be received from Bell stating that there are adequate easements for services to the new lot.
- 7) That proof be provided that the property described as CON 6M S PT LOT 8 EPT S 489;PCL12021 and CON 6M N PT LOT 8, Parcel 16230 have merged title, or that they be tied together under Section 118 of the Land Titles Act, in order to provide access to the lands.
- 8) That written confirmation be received indicating that an entrance permit for the new lot has been issued by the City of Kenora.
- 9) That the survey instructions be amended per the revised sketch.

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

VI. OLD BUSINESS:

1. Application for Consent No. B17/08 Fagnilli

The Committee agreed that the issue of access to the property, east of the subject lands, has been addressed. Discussion took place with respect to the width of the road allowance.

Moved by: Joyce Chevrier Seconded by: Colin Bird

That application for Consent No. B17/08 Fagnilli, for property described as 458 Homestake Road, CON 5J NPT LOC 214P PCL9427, for the creation of two new 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 is a suitable location a driveway on the proposed new lots.
- 6) That a letter be received from the Northwestern Health Unit indicating that there is adequate area for a private sewage system on the proposed new lots.
- 7) That a letter be received from Bell Canada indicating that there are adequate utility easements.
- 8) That the Applicant transfers a 16.10 metre road allowance for any portion of the Homestake Road that crosses the subject property

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

VII. NEW BUSINESS:

1. Questions re. Planning and Property Meeting -

Tara Rickaby reviewed the matters on the agenda. There were no questions.

2. Zoning By-law Amendment – Black Sturgeon Lake Management

Matter put over until January meeting.

3. Proposed Zoning By-law Amendment re. Cloth, vinyl or plastic structures as accessory buildings -

Joyce Chevrier reviewed the comments she put forth at the public hearing, held under the *Planning Act*, on December 15th. The Committee discussed the current difficulties in enforcement of by-law, and whether or not permitting the structures, on a conditional basis would make enforcement any easier.

The difference between the temporary, framed, structures such as those sold at hardware stores and structures which have foundations and fabric construction, similar to the salt dome located at the City's Operations Centre.

The Committee suggests that Council not make a decision on the matter until there is a public education program, indicating that the structures are illegal, and a better mechanism for enforcement of the zoning by-law.

4. Invitation to NWHU to attend to discuss private sewage systems – Staff to invite NWHU staff to a meeting, in the new year, to review the requirements for private sewage systems.

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the December 16, 2008 Planning Advisory Committee, be adjourned at 6:25 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 20th DAY OF JANUARY, 2009

CHAIR

SECRETARY-TREASURER

