



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,
 February 19, 2008 7:24 P.M.**

Present:

James. Tkachyk	Chair
Art Mior	Vice Chair
Joyce Chevrier	Member
Colin Bird	Member
Terry Tresoor	Member
Vince Cianci	Member
Tara Rickaby,	Assistant Secretary Treasurer
Jeff Port,	Secretary Treasurer

Regrets: Wayne Gauld Member

I. CALL MEETING TO ORDER:

Art Mior called the February 19, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 7:24 p.m.

II. DECLARATION OF PECUNIARY INTEREST and THE GENERAL NATURE

THEREOF:

- | | |
|---|---------------|
| a) On today's agenda | None declared |
| b) From a meeting at which a Member was not in attendance | None declared |

III. MINUTES:

January 15, 2008

Moved by: Joyce Chevrier Seconded by: James Tkachyk

THAT the minutes of the Planning Advisory Committee January 15, 2008 be approved as distributed

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

CARRIED

February 11, 2008

Moved by: Terry Tresoor Seconded by: Colin Bird

THAT the minutes of the special Planning Advisory Committee meeting February 11, 2008 be approved as distributed.

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

CARRIED

IV. APPLICATIONS:

1. Application for Consent B02/08 Derouard

The City Planner reviewed the proposed conditions of approval and explained the requirement for the site specific zoning by-law amendment. It will include a reduced minimum lot size of .78 ha.

Moved by: James Tkachyk **Seconded by: Joyce Chevrier**

That application for Consent No. B02/08 Derouard, for property described as 716 Essex Road, CON 1 MEL NPT N PT LOC FM66 RP 23R4210 PART 2, PCL31146 & 23R7224 PT 2PCL 38796, for the creation of one (1) new lot 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 a 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 lot.
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 lot and that the sewage systems for the retained lot is in good working order.
7. That a letter be received from Bell Canada and Hydro One Networks indicating that there are adequate easements.
8. That the property be rezoned to RR – Rural Residential, with a minimum lot size of .78 ha.

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.

NOTE: "No assessment has been made for quality or quantity of groundwater. The waters of the Black Sturgeon River should not be used for human consumption unless they have been treated to the standards of the Ministry of the Environment or Ministry of Health before use."

CARRIED

V. **OLD BUSINESS:**

1. **Bell easements:**

The Committee discussed the opinion from the Ontario Association of Committees of Adjustment. The members agreed that if the property owner is the only beneficiary of a service line/easement, it will be up to them to pay for the survey etc., however if the line crosses their property and benefits others (and therefore the utility company) then the company should be responsible for costs.

2. **Application for Plan of Subdivision S04/06 M & L**

The City Planner reviewed the history of the application and changes to conditions. The MNR agrees that the City's ability to implement site plan control is an excellent tool to control development in areas which may be identified with fishery values.

Discussion took place with respect to construction of docks on municipal property, if the shore allowance is not sold. Mr. Bonten indicated that the agreements of purchase/sale will all include a disclaimer indicating that the shore allowance is the property of the municipality.



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 Planning Advisory Committee
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MINUTES

CITY OF KENORA COMMITTEE OF ADJUSTMENT REGULAR MEETING TO BE HELD IN THE PLANNING, BUILDING AND ENGINEERING BUILDING, 60 FOURTEENTH ST. N, February 19, 2008 8:12 P.M.

Present:

James. Tkachyk	Chair
Art Mior	Vice Chair
Joyce Chevrier	Member
Colin Bird	Member
Terry Tresoor	Member
Vince Cianci	Member
Tara Rickaby, Assistant Secretary Treasurer	
Jeff Port, Secretary Treasurer	

Regrets: Wayne Gauld, Member

I. CALL MEETING TO ORDER

Art Mior called the February 19, 2008 City of Kenora Committee of Adjustment meeting, to order at 8:12 p.m.

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

On today's agenda	None declared
From a meeting at which a Member was not in attendance	None declared

III. MINUTES:

January 15, 2008

Moved by: James Tkachyk **Seconded by: Joyce Chevrier**

THAT the minutes of the Committee of Adjustment meeting of January 15, 2008 be approved as distributed.

CARRIED

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

IV. APPLICATIONS:

1. A02/08 Stoliker

No discussion.

Moved by: Joyce Chevrier **Seconded by: Terry Tresoor**

THAT Application for Minor Variance A02/08 Stoliker be approved to reduce the east interior side yard setback from 10 metres to 1.2 metres for a variance of 8.8 metres as an attached garage is appropriate development, the general intent of both the Zoning By-law and Official Plan are maintained and the variance is minor in nature.

CARRIED

I. OLD BUSINESS:

1. A01/08 Fagnilli

The Committee reviewed the new site sketch.

Moved by: Terry Tresoor Seconded by: Joyce Chevrier
THAT Application for Minor Variance No. A01/08 Fagnilli be approved for a reduction to the interior side yard (west side of property) from 4 metres to 2.8 metres for a variance of 1.2 metres.

CARRIED

II. NEW BUSINESS: - None

III. ADJOURN

Moved by: Terry Tresoor
THAT the February 19, 2008 meeting of the Kenora Committee of Adjustment be adjourned at 8:20 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF MARCH, 2008

CHAIR

SECRETARY-TREASURER