



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, March 18, 2008 7:45 P.M.

Present:

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

I. **CALL MEETING TO ORDER:**

Art Mior called the March 18, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 7:45 p.m.

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

- a) On today's agenda
- b) From a meeting at which a Member was not in attendance - Vince Cianci re. Z06/06 Beaucage - Was not in attendance during the discussion.

III. MINUTES:

February 19, 2008

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

THAT the minutes of the special Planning Advisory Committee meeting February 19, 2008 be approved as amended.

2. Corrections to minutes – Changes to titles of Chair and Vice Chair.
3. Business Arising – None

CARRIED

IV. **APPLICATIONS:**

1. Application for Consent B01/08 Ivey

Discussion: None.

Moved by: James Tkachyk **Seconded by: Colin Bird**

That application for Consent No. B01/08 Ivey, for property described as 1335 Ninth Street North, PLAN 88 BLK 8 LOTS 15 & 16, for consent for a 3 metre easement for utility purposes over PLAN 88 BLK 8 LOT 14 in favour of Lot PLAN 88 BLK 8 LOTS 15 & 16 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.

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

2. Application for Consent No. B03/08 Wickham

Discussion: Wayne Gauld noted that the location for a proposed access road for a proposed future plan of subdivision on the retained parcel.

Moved by: Wayne Gauld Seconded by: Terry Tresoor

THAT Application for Consent No. B03/08 Wickham, for the creation of one new lot and easement on property described as CON 7J LOT 1 PT PCL 2049, 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 a letter be received from Bell Canada indicating that there are adequate easements.
- 5) That the property be rezoned to RR – Rural Residential.
- 6) That Part 2 on Plan 23R – 10583 be transferred to the City of Kenora. All survey, legal and registration costs shall be borne by the applicant.
- 7) A letter be received from an OLS indicating all structures on the severed and retained lots are in compliance with zoning by-law 160-2004.

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 Winnipeg 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

3. Application for Consent No. B04/08 Benoit

Discussion: Various aspects of the application and associated land assembly are not finalized.

Moved by: Joyce Chevrier Seconded by: James Tkachyk

THAT **Application for Consent No. B04/08 Benoit, for the creation of one new lot on property described as PLAN 18 BLK 58 PT LOT 2 RP 23R3420 PART 3 and PT LOT 3 AND RP 23R3420 PART 4** be adjourned until such time as additional information is provided on the following issues:

1. The proposed severed lot will not be in compliance with the lot area provisions of zoning by-law 160-2004.
2. The proposed severed and retained lots will not be in compliance with the lot frontage provisions of zoning by-law 160-2004.
3. There is an encroachment by the proposed severed lot on municipal property.
4. Clarification is required on the ownership of the dock abutting the City land to the west of the subject property.
5. Additional dimensions are required both in Section 4 of the application form, and the attached sketch, in order to accurately determine compliance with the zoning by-law.
6. The position of the City be determined with respect to the sale of municipal property to the lot to be severed.

CARRIED

V. **OLD BUSINESS:**

1. Status of Application for Zoning By-law Amendment Z06/08 Derouard, Z05 08 – Johnson Landing Road and Meadowtrail properties and Z04 08 Animal Shelters
 Jeff Port reported that the by-laws for Z05/06 and Z06/06 were passed by Council at the meeting held March 17th, and that the notices of passing are in the newspaper today. The amendment Z04/08, with respect to animal shelters, is on hold until the public meeting is re-scheduled for completion. Joyce questioned the recommendation in the planning report for a 40 metre side yard set back. Jeff explained that it is to place the facility in the centre of a lot. General discussion ensued with respect to the buffer recommended by PAC.

2. **Z06/06 Beaucage**

The correspondence from the Manager of Fire and Emergency Services was reviewed.

Moved by: Terry Tresoor Seconded by: Wayne Gauld

THAT application Z06/06 Beaucage, to rezone property described as 39 Rupert Road PLAN M1 BLK 2 W PT LOT 102, from R2 to R3 be approved.

CARRIED

3. **Invitation to NWHU to attend meeting to review mandate. Planning staff to follow up.**

VI. **NEW BUSINESS:**

1. Questions re. Planning and Property Meeting - None

VII. **ADJOURN**

Moved by: Terry Tresoor

THAT the March 18, 2008 Planning Advisory Committee, be adjourned at 8:50 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF APRIL, 2008

CHAIR

SECRETARY-TREASURER



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

MINUTES

**CITY OF KENORA COMMITTEE OF ADJUSTMENT
 REGULAR MEETING TO BE HELD IN THE PLANNING, BUILDING AND ENGINEERING
 BUILDING, 60 FOURTEENTH ST. N,
 March 18, 2008 8:51 P.M.**

Present:

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

I. CALL MEETING TO ORDER

Art Mior called the March 18, 2008 City of Kenora Committee of Adjustment meeting, to order at 8:51 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

III. MINUTES:

February 19, 2008

Moved by: Joyce Chevrier **Seconded by: Colin bird**

THAT the minutes of the Committee of Adjustment meeting of February 19, 2008 be approved as **amended**.

CARRIED

1. Corrections to minutes - Changes to titles of Chair/Vice Chair.
2. Business Arising -

IV. APPLICATIONS: None

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURN

Moved by: Terry Tresoor

THAT the March 18, 2008 meeting of the Kenora Committee of Adjustment be adjourned at 8:52 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF APRIL, 2008

 CHAIR

 SECRETARY-TREASURER