



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,
November 18, 2008 7:31 P.M.**

Present:

Art Mior	Chair
James. Tkachyk	Vice 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 November 18, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 7:31 p.m.

II. ADDITIONS TO THE AGENDA: Letter from E. Taillieu

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

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

IV. MINUTES:

1. Approval of minutes of last regular meeting October 21, 2008

Moved by: James Tkachyk Seconded by: Colin Bird

THAT the minutes of the October 21, 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. B17/08 Fagnilli

The Committee discussed access for the lot, to the east of the subject lands. Currently, and historically, access is provided over the subject lands.

Moved by: Wayne Gauld Seconded by: Joyce Chevrier

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 deferred until such time as the Applicant/Agent is able to provide information respecting the existing driveway accessing property described as 460 Homestake Road, PLAN K100 N PT PCL 6868.

CARRIED

2. Application for Consent No. B18/08 Hieb

The manner in which services are located and then surveyed was discussed.

Moved by: Joyce Chevrier Seconded by: Terry Tresoor

That application for Consent No. B18/08 Hieb, for property described 296 Rabbit Lake Road, CON 6 J LOT 5 N PT PCL 10910;N OF RAB LAKE RD LESS PART 9;23R-8980 and in favour of property described as 302 Rabbit Lake Road, CON 6 J N PT LOT 5 PCL11376;N OF RABBIT LAKE RD LESS;PART 8 23R-8980 for and easement for utility purposes 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.

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

3. Application for Consent No. B19/08 Clipper

The Committee discussed this application and the concurrent application for minor variance; there is no new development occurring, simply re-instatement of the lots, previously under separate ownership.

Moved by: Joyce Chevrier Seconded by: Colin Bird

That application for Consent No. B19/08 Clipper, for property described as 800 Highway 17 East, PT LOC 369 DES RPKR 774 PART;2 PCL 29850 & RPKR 1003 PART;1,2 PCL 24893 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 a minor variance be approved, to bring the carport structure located on property described as 777 Highway 17 East, RP KR478 PART 1 & RP KR 1568;PART 2 PCL 23877 & 26738, into compliance with the Zoning By-law.

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. Condition Change - Application for Plan of Subdivision S01/07 1703591 Ontario Inc**

The City Planner reviewed the history of the fishery assessment and the conditions of approval for this application. The Applicant has provided additional information in the form of a report by Ryan Haines Consulting, which provides the parameters for dock locations on Lots 1, 7 and 9. The report is specific enough to be used as the basis for site plan control. The Committee discussed how best to ensure that future property owners are aware of the site plan control requirements.

Moved by: Wayne Gauld Seconded by: Joyce Chevrier

THAT the Kenora Planning Advisory Committee approves deletion of condition no. 10 of the draft approval, dated December 5, 2007, and replacement with the following condition:

That the City of Kenora implements site plan control per section 41 of the Planning Act, on Lots 1, 7 and 9, according to the recommendation set out in the "Black Sturgeon Lakes Proposed Subdivision – Fish Habitat Assessment" (September, 2008) by Ryan Haines Consulting; and

THAT the site plan, for each of the above noted lots, be included in the subdivision agreement.

CARRIED

VII. NEW BUSINESS:**1. Questions re. Planning and Property Meeting -**

Joyce Chevrier asked that, when new signage is developed for Huskie the Muskie, that the spelling be correct.

The Committee discussed the accessory building on top of the rock cut in Keewatin; some other properties look worse than this one yet have not been addressed through property standards.

2. Application for Zoning By-law Amendment Z12/08 Querel

The City Planner explained that Moncrief Construction proposes to lease this property. They will be partnering with Whitedog First Nation to manufacture ready to move homes. There is a possibility of locating a pole peeling facility on site in the future.

Discussion took place with respect to the City's industrial park. The company wants to proceed quickly; the building is vacant and ready for use now.

Moved by: Wayne Gauld Seconded by: Colin Bird

That application Z12/08 Querel, to amend the Zoning By-law specifically at property described as 1242 Redditt Road, PT LOC S490 DES 23R7556, PART 1 PCL 37801 from HC – Highway Commercial to ML – Heavy Industrial, to permit the operation of a manufacturing facility on site be approved by the Council of the City of Kenora.

CARRIED

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

Discussion took place with respect to how many temporary structures are being utilized in the City and the difficulties involved in enforcement. The real issue appears to be that people are locating the structures in their front yards.

Some Committee members feel that it would be best to maintain the status quo and order the removal of the building, rather than enable the location of the structures in the same manner as other accessory buildings. There is an open house on Wednesday, November 26th from 4-7 pm in the Operations Board Room.

4. OPA No. 2 – Black Sturgeon Lake Management

The City Planner reviewed the results and attendance at the open house, held November 12th. A draft amendment for the Zoning By-law, to implement the Official Plan amendment, was circulated for review by the Committee and discussion at the next meeting.

Heidi Martin, of the Austin/Grassy/Schnarr Lakes Property Owners Association, was in attendance and had questions respecting backshore development and the requirement for frontage on a public road in order to divide lands.

**5. Letter from E. Taillieu re. 18 Tailleu Rd. - CON 1J PT LOT 15 EPT
EB1630;PLAN M379 E170 FT LOT 2;PCL20741**

The Committee discussed the situation which has resulted in the construction of two dwelling units on one piece of property, over a number of years, many years ago. The City Planner will follow up with the owners to discuss the separation of existing uses.

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the November 18, 2008 Planning Advisory Committee, be adjourned at 8:57 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF DECEMBER, 2008

CHAIR

SECRETARY-TREASURER



City of Kenora
 Planning Advisory Committee
 60 Fourteenth St. N., 2nd Floor
 Kenora, Ontario P9N 4M9
 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,
 November 18, 2008 8:58 P.M.**

Present:

Art Mior	Chair
James. Tkachyk	Vice 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

I. CALL MEETING TO ORDER

Art Mior called the November 18, 2008 City of Kenora Committee of Adjustment meeting, to order at 8:58 p.m. and asked for additions to the agenda. There were none.

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

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

III. MINUTES:

Approval of minutes of last regular meeting: October 21, 2008

Moved by: Terry Tresoor

Seconded by: Wayne Gauld

THAT the minutes of the Committee of Adjustment meeting held October 21, 2008 are adopted as distributed.

CARRIED

Corrections to minutes -	None
Business arising -	None

IV. APPLICATIONS:

1. Application for Minor Variance A16/08 Williams

Discussion took place with respect to energy-savings in smaller homes.

Moved by: James Tkachyk

Seconded by: Joyce Chevrier

THAT application for Minor Variance A16/08 Williams, for property described as Lot 15 Plan M18, Block 69, Lake Street, to reduce the minimum floor area of a principle dwelling from 80 square metres to 57.90 square metres and to reduce the front yard setback from 7.5 metres to 3.5 metres, be approved at Lake Street and described as Lot 15 Plan M18, Block 69, be approved as the proposed use is appropriate to the area (many homes in the immediate neighbourhood and throughout Kenora are comprised of smaller residences constructed with less than 80 square metres of floor area) and maintains the intent of both the Zoning By-law and Official Plan.

CARRIED

2. Application for Minor Variance A17/08 Clipper (re. B19/08)

No discussion as the concurrent consent application was approved.

Moved by: Terry Tresoor Seconded by: James Tkachyk

THAT the Application for Minor Variance A17/08 Clipper, at 777 Highway 17 East, RP KR478 PART 1 & RP KR 1568;PART 2 PCL 23877 & 26738 be approved as there is no new development, therefore no impact and therefore is minor, and maintains the intent of both the Zoning By-law and Official Plan.

CARRIED

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURN

Moved by: Terry Tresoor

THAT the November 18 , 2008 meeting of the Kenora Committee of Adjustment be adjourned at 9:07 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF DECEMBER, 2008

CHAIR

SECRETARY-TREASURER