



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,
October 21, 2008 7:21 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 October 21, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 7:21 p.m.

II. ADDITIONS TO THE AGENDA:

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

- a) On today's agenda Wayne Gauld – item B09/08 Wehner
- b) From a meeting at which a Member was not in attendance

IV. MINUTES:

1. Approval of minutes of last regular meeting September 16, 2008

Moved by: James Tkachyk Seconded by: Joyce Chevrier

THAT the minutes of the September 16, 2008 Kenora Planning Advisory Committee be accepted as distributed.

CARRIED

2. Corrections to minutes - None

3. Business Arising - None

V APPLICATIONS: None

VI. OLD BUSINESS:

Wayne Gauld left the room at 7:23 p.m.

1. Application for Consent B09 08 Wehner

Jeff Port reviewed the application and indicated that the original configuration for the new lot was closer to Alcock Lake than 300 metres; contrary to the development policy in the Official Plan and to the Ministry of Environment guidelines. An amended sketch, prepared by Ross Johnson, OLS, has been provided and the lot, at the closest point between it and Alcock Lake, is 301.87

metres from the lake. The Planning Department is now able to recommend approval of the application.

Moved by: James Tkachyk

Seconded by: Terry Tresoor

That the Application B09/08, for property described as CON 1M S PT LOT 14 PCL 4643; Less 23R-8500, Pt 1 for consent to sever one (1) new lot be approved, with the following conditions, as the new lot will be more than 300 m from Alcock Lake per the MOE guidelines:

- 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.
- 6) That a letter be received from Bell Canada indicating that there are adequate easements.

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 Alcock Lake 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

Wayne Gauld returned to the meeting at 7:26 p.m.

2. **Application for Plan of Subdivision S01/07 1703591 Ontario Inc.** - Jeff Port reviewed a report received from Bill Scurfield, and performed by Ryan Haines. Comments, from MNR, have not yet been received and the recommendation is for the Committee to wait for them before making a decision with respect to the use of site plan control to control shoreline development on three lots. Discussion took place with the process for receipt of all required information with applications for land division as well as by-law enforcement.

The Committee agreed to close the Planning Advisory Committee and open the Committee of Adjustment meeting. Moved by: Terry Tresoor THAT the Planning Advisory Committee meeting be closed at 7:40, to be reopened after the Committee of Adjustment Meeting.



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,
 October 21, 2008 7:41 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 October 21, 2008 City of Kenora Committee of Adjustment meeting, to order at 7:41 p.m.

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: September 16, 2008

Moved by: Colin Bird

Seconded by: Wayne Gauld

THAT the minutes of the Committee of Adjustment meeting held September 16, 2008 are adopted as distributed.

CARRIED

Corrections to minutes -	None
Business arising -	None

IV. APPLICATIONS:

(2) Application for Minor Variance A15/08 Kirkpatrick

No discussion.

Moved by: Joyce Chevrier

Seconded by: Wayne Gauld

THAT the Application for Minor Variance No. A15/08 Kirkpatrick, Transmitter Road, CON 4J LOTS 12 & 13 PT DES PART 2 23R-8439 PCL 39447, be approved to increase the maximum height of an accessory garage from 4.5 metres to 6.93 metres for a variance of 2.43 metres as the proposed use is appropriate to the area and the application maintains the intent of both the Zoning By-law and Official Plan. There will be no impact on the neighbourhood as the proposed yard setback of the accessory building exceeds the required setback by 4.64 metres.

CARRIED

(1) Application for Minor Variance A14/08 McCurdy

The Committee identified two issues; the location of the deck and the storage building. The storage building can easily be moved to be brought into compliance. The original orientation of the building, to Ninth Street North as opposed to Sunrise Place was also discussed as an issue, although it is clearly in compliance with the Zoning By-law. The application's dimensions are not exact as a survey has not been provided. The subdivision is not fully built out and therefore impact of approval of this decision would not be minor as prospective property owners' privacy and amenity space could be negatively affected.

Moved by: Wayne Gauld

Seconded by: Colin Bird

THAT Application for Minor Variance No. A14/08 McCurdy, 2 Sunrise Place, PLAN 23M904 LOT 16-1, to reduce the south interior side yard setback requirement from 1.5 metres to .12m be refused, as the location of the deck is not desirable and appropriate according to the City of Kenora Official Plan and Zoning By-law and request for relief is not minor.

CARRIED

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURN

Moved by: Terry Tresoor

THAT the October 21st, 2008 meeting of the Kenora Committee of Adjustment be adjourned 8:00 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF NOVEMBER, 2008

CHAIR

SECRETARY-TREASURER

8:01 – Kenora Planning Advisory Committee meeting was re-opened.

VII. NEW BUSINESS:**1. Questions re. Planning and Property Meeting - None****2. Report from W. Gauld and T. Rickaby re. OACA Seminar**

Wayne Gauld discussed three seminars he attended; the main points were to ensure that the Committee remained independent (from Council) and unbiased. He explained that, with respect to declaring a conflict of interest, unless there is financial gain, there isn't a reason to declare. The session which addressed the relationship between a building permit and minor variances reinforced the fundamentals surrounding the "4 tests", the importance of having comments from the Chief Building Official provided and the requirement for the Building Department to enforce any conditions attached to an approval of an application for a minor variance.

Tara Rickaby submitted a written report.

3. Architectural controls

Joyce Chevrier explained that, while the upcoming Waterfront Development Guidelines might address some architectural policy in the downtown area, she would like to see an expansion of controls. Discussion took place with respect to regulating aesthetics.

4. Container boxes as storage sheds/vinyl garages

An ad will be developed and put in the paper with respect to vinyl garages; they are not permitted in most residential zones.

Jeff Port will follow up with the City of Dryden with respect to containers as storage sheds.

5. Communications towers

Joyce Chevrier indicated that communications towers need to be more adequately addressed in the zoning by-law. General discussion ensued.

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the October 21, 2008 Planning Advisory Committee, be adjourned at 8:47 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF NOVEMBER, 2008

CHAIR

SECRETARY-TREASURER