



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,
September 16, 2008 7:32 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

DELEGATION: None

I. CALL MEETING TO ORDER:

Art Mior called the September 16, 2008 regular meeting of the Kenora Planning Advisory Committee to order at 7:32 p.m.

II. ADDITIONS TO THE AGENDA: Old Business – B12/08 Scott

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 None

IV. MINUTES:

1. Approval of minutes of last regular meeting August 19, 2008

Moved by: James Tkachyk Seconded by: Vince Cianci

THAT the minutes of the August 19, 2008 Kenora Planning Advisory Committee be accepted as amended.

CARRIED

- 2. Corrections to minutes - Spelling of Colin **Bowling**
- 3. Business Arising - Z10/08 Pollock – Withdrawn. Email received from Jane Pollock advising that 637 Second Street South is her principle dwelling.

V. APPLICATIONS:

Wayne Gauld left the room at 7:36 p.m. Vince Cianci discussed, with the remaining members, when it is appropriate to declare a pecuniary interest.

1. Application for Consent B09 08 Wehner

No discussion.

Moved by: Terry Tresoor

Seconded by: Joyce Chevrier

THAT Application No. B09/08 Wehner, for property described as 190 Carlton Road, CON 1M S PT LOT 14 PCL4643;LESS 23R-8500 PART 1, be deferred until such time as the Applicant/Agent is able to provide information respecting distance of the proposed new lot from Alcock Lake.

CARRIED

Wayne Gauld returned to the meeting at 7:39 p.m.

2. Application for Consent B13, 14 & 15/08 Richardson

The Committee discussed the request, by Mr. Meadows, for reimbursement of his application fees.

Moved by: Wayne Gauld Seconded by: James Tkachyk

THAT the request for reimbursement of the application fee for Consent No. B15/08, based on conditions which resulted in a re-alignment of Pine Portage Road, be refused as those issues are not those of this Committee, and would have been dealt with by the former Town of Kenora at the time.

CARRIED

Discussion took place with respect to the attributes of the retained lot.

Moved by: Terry Tresoor Seconded by: Wayne Gauld

THAT Application for Consent No. B13/08, 14/08 and 15/08 Richardson, for division of property described as PART MIN LOC K13 DESGN RP;23R6390 PART 3 PCL 36172 for lot addition purposes to properties described as EPT LOC K13 REM PCL 36237;DESIGN AS RP 23R5235 PART 1;LESS RP 23R9635 PART 7 & 8 (Meadows), EPT LOC K 13 PCL 21571(A & E Faults) and E PT LOC K13 PCL 12193 &;RP 23R4012 PARTS 1, 2 & 3;PCL 30689 (E. Faults) 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 a letter be received from Kenora Hydro indicating that there are adequate easements in place.

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 B16/08 Hobday

The Committee discussed the frontage requirements and access to a publically owned road.

Moved by: Joyce Chevrier Seconded by: Colin Bird

That application for Consent No. B16/08 Hobday, for property described 64 Lakeside Crescent PLAN M3 BLK A PCL 546 &;PLAN M56 LOT 126 & RP;23R2427 PT 7 & 8 PCL 37029, 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 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 Sewer and Water Supervisor indicating that municipal sewer and water services are installed to the lot lines of both the retained lot and that the existing dwelling is hooked up to municipal sewer and water..
- 6) That a letter be received from Kenora Hydro and KMTS that there are adequate easements.
- 7) That a letter be received from the City of Kenora Roads Supervisor indicating that there is adequate area for an entrance for each the new and retained lots.
- 8) That a letter be received from an Ontario Land Surveyor indicating that the structures on the retained lot are in compliance with Zoning By-law No. 160-2004.
- 9) That sufficient lands be transferred to the City of Kenora, to ensure driveway entrances and municipal servicing are located within the municipal right of way.
- 10) That the frontage of the retained lot, onto the municipal right of way, be in accordance with Zoning By-law No. 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.

CARRIED

VI. OLD BUSINESS:

- 1. **B12/08 Scott** – Request by Mr. Scott to waive the requirement for a reference plan as a condition of approval.

The Committee discussed the requirements to ensure that the covenant is applied to the correct area; a verbal description is not adequate as the starting point must be determined. The building envelope is restrictive as it is.

Moved by: James Tkachyk

Seconded by: Wayne Gauld

THAT the conditions of approval for application for consent no. B12/08 Scott remain as they were originally issued.

CARRIED

VII. NEW BUSINESS:

1. Questions re. Planning and Property Meeting

Discussion took place with respect to the possibility of a group, which has been trying to block development of an animal shelter in the Keewatin neighbourhood, proceeding with a civil action to achieve their goal. The Committee discussed no longer engaging in discussion with the group in order to ensure that all the future information received is received, as a group, and future statements made will be made, as a group.

CARRIED

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the September 16, 2008 Planning Advisory Committee, be adjourned at 8:14 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF OCTOBER, 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,
 September 16, 2008 8:15 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

I. CALL MEETING TO ORDER

Art Mior called the September 16, 2008 City of Kenora Committee of Adjustment meeting, to order at 8:15 p.m.

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

On today's agenda Wayne Gauld with application for minor variance
 A13/08 MacDonald, as a realtor
 From a meeting at which a Member was not in attendance None

III. MINUTES:

Approval of minutes of last regular meeting: August 19, 2008

Moved by: James Tkachyk **Seconded by: Terry Tresoor**
THAT the minutes of the Committee of Adjustment meeting held August 19, 2008
 are adopted as amended.

CARRIED

- | | |
|-----------------------------|---|
| 1. Corrections to minutes - | Correction to adoption date to September 16 th |
| 2. Business arising - | None |

IV. APPLICATIONS:

1. Application for Minor Variance A12/08 Ranger

Committee indicated satisfaction with the eave troughs being included in the new yard requirement.

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

THAT the Application for Minor Variance No. A12/08 Ranger, be approved at 1288 Valley Drive, PLAN M341 LOT 82 to reduce the western side yard to .88 metres for an accessory structure from 1 metre, for a variance of .12 metres (including the eave trough) as the proposed use is appropriate to the area and maintains the intent of both the Zoning By-law and Official Plan.

CARRIED

Wayne Gauld left the room at 8:20 p.m.

Vince Cianci asked for clarification of the declaration of interest. The Committee members explained the process/reasons to Mr. Cianci.

2. Application for Minor Variance A13/08 MacDonald

The Committee discussed the current uses in the neighbourhood and the past use of the building.

Moved by: James Tkachyk Seconded by: Terry Tresoor

THAT the Application for Minor Variance No. A13/08 MacDonald, PLAN M8 W PT LOT 73 PCL;25905, 529 Third Av South, be approved to permit a bed and breakfast as a use, in addition the current LC*4 uses on the property the proposed use is appropriate to the area and maintains the intent of both the Zoning By-law and Official Plan.

CARRIED

Wayne Gauld returned to the meeting at 8:25 p.m.

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURN

Moved by: Terry Tresoor

THAT the September 16, 2008 meeting of the Kenora Committee of Adjustment be adjourned p.m.

CARRIED

ADOPTED AS PRESENTED THIS 21st DAY OF OCTOBER, 2008

CHAIR

SECRETARY-TREASURER