



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
SPECIAL MEETING TO BE HELD IN THE PLANNING, BUILDING AND
ENGINEERING BUILDING, 60 FOURTEENTH ST. N,
February 11, 2008
3:30 P.M.**

Present:

Art Mior	Chair
James. Tkachyk	Vice Chair
Joyce Chevrier	Member
Colin Bird	Member
Terry Tresoor	Member
Tara Rickaby	Assistant Secretary Treasurer
Jeff Port	Secretary Treasurer
Rick Perchuk	Operations Manager, City of Kenora

PART A PLANNING ADVISORY COMMITTEE

- I. CALL MEETING TO ORDER: Meeting called to order at 3:30 p.m.
- II. CONFLICT OF INTEREST None
- III. OLD BUSINESS:
 1. Application for Amendment to Zoning By-law Z07/07 Jarnel

Rick Perchuk reviewed the history of the application and stated that traffic was identified as an issue. He discussed three options presented by the traffic engineering company MMM Group Limited. The Operations Department has discussed and reviewed the situation and proposed the following to the Developer:

- The site would have “right turn in, right turn out” access/egress only onto Lakeview Drive
- It is acknowledged that Street A will be used; generally for local traffic from the west for a left hand turning movement
- It is acknowledged that Street A would be a viable access/egress point, between the motel and strip mall, although upgrades and property transfers will be required. It is suggested that this intersection be upgraded to include three lanes; one in, and two out.
- The major works would include a slip lane, eastbound on Lakeview Drive, with a stacking lane to accommodate 3 vehicles.

The Operations Department does not project traffic issues to have as big an impact as on Highway 17 East because the drive through lane itself is to be designed to accommodate 4 vehicles more than that location, and the parking lot is designed to allow more stacking on site.

Mr. Perchuk stated that, although not perfect, a situation which could occur at the tapered end of the slip lane would be that people in the Harbourview Village strip mall may have to back out into traffic; similar to situations currently on Main Street South and the new design for diagonal parking in the downtown area. He discussed the possibility of alleviating this issue, to some degree, by designing the turning/slip lane in a manner similar to that turning movement on eastbound Second Street South at Chipman Street.

Mr. Perchuk told the Committee that the Developer has been told that he would be responsible for all costs associated with the slip lane.

Discussion arose with respect to westbound vehicles turning left into Bayview Drive and the grade change on the north side of the shoulder which requires a great deal of care in passing those vehicles on the right. It was acknowledged that a slip lane on both sides of Lakeview Drive would be the ultimate solution.

Mr. Perchuk explained that the City had already budgeted for a capital upgrade to the storm water drainage in the area; an easement will be required from the property owner/Developer.

Art Mior stated that the sight lines, westbound on Street A and the intersection of Parson Street are not good.

Joyce Chevrier asked about the timing of the lights at Lakeview Drive and Parson Street. Mr. Perchuk explained the demand system.

Mr. Perchuk indicated where possible property transfers in the Street A area will be required. Mr. Port stated that the owner of the strip mall is amenable to donating a portion to the City for road purposes.

Moved by: James Tkachyk Seconded by: Colin Bird

THAT the site specific application Z07/07 Jarnel to add a “drive through facility” as a use to property described as 714 Lakeview Drive, PART OF BULMER'S MILL LOC;RP 23R4575 PART 1, PCL 33315 be approved conditional upon the Developer and the City of Kenora reaching an agreement on cost sharing and a traffic plan.

CARRIED

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the February 11, 2008 Special Meeting of the Kenora Planning Advisory Committee adjourned at 4:02 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 19th DAY OF FEBRUARY, 2008

CHAIR

SECRETARY-TREASURER