



MINUTES

of the Property and Planning Committee Of Council

Held April 8, 2008
City Council Chambers 9:00 a.m.

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PRESENT: Councillor W. Cuthbert, Chair
Bill Priesentanz, CAO
Councillor C. Van Walleghem
Councillor D. McCann
Councillor R. McMillan
Art Mior, PAC Chair
Jeff Port, City Planner
Tara Rickaby

Regrets: Councillor C. Drinkwalter

Reminder of Public Meetings: The continuation of the Public meeting, under *The Planning Act* will be held on Monday, April 21st at 4:30 pm for Zoning By-law Amendment Z04/08 City (animal shelters and boarding/kennels).

A. PUBLIC INFORMATION NOTICES AS PER BY-LAW NUMBER 144-2007

Take Notice that Council intends to approve the following at its Meeting:

- A By-law to transfer certain lands to and from the City of Kenora re. Pro-Auto-Glass
- A By-law to enter into a service agreement with Sioux Narrows-Nestor Falls
- A By-law to enter into a subdivision agreement with 1703591 Ontario Inc.
- A By-law to enter into an agreement for provision of an environmental inventory and assessment for Town Island
- A By-law to amend the zoning by-law for property at 39 Rupert Road

B. DECLARATION OF PECUNIARY INTEREST

- a) On today's agenda - Councillor Cuthbert declared an interest, as a partner in the Company, on item no. 3.
b) From a meeting at which a Member was not in attendance - None

C. CONFIRMATION OF MINUTES

Moved by: **Seconded by:** & **Carried:**

THAT the Minutes from the last regular meeting of Committee held March 11, 2008 be confirmed as written and filed.

D. ADDITION TO AGENDA:

1. Urban Trails – Nairn Avenue to Rabbit Lake on open agenda
2. Property matter on closed agenda

E. STANDING COMMITTEE DEPUTATIONS:-

E. REPORTS:-

1. Application for Zoning By-law Amendment Z09/06 Beaucage –

The City Planner gave a brief history of the application and indicated that the amendment will also reduce the lot size in order to make the property legal with respect to minimum lot size in the Zoning By-law.

Art Mior indicated that the Planning Advisory Committee has now recommended approval; their initial concern was that the structure comply with current Building and Fire Codes.

Recommendation:

That Application Z07/06 to rezone the subject property from R2 – Residential First Density to R3 15 – Residential Third Density, with a reduction in required lot size from 700 square metres to 450 square metres, and reduced site width from 23 metres to 15.24 metres be approved.*

RECOMMENDATION TO COUNCIL

**Clerk
Planning**

2. Animal Breeding in an RR Zone

HOLD FOR PUBLIC MEETING

HOLD

3. Transfer of lands to and from the City of Kenora and Pro-Auto-Glass

Councillor Cuthbert left the meeting at 9:06 a.m. and Councillor McMillan assumed the Chair.

Discussion took place with respect to the transfer of lands and an easement to the City.

Recommendation:

1. *THAT part of Lots 5, 6 & 7, Plan M117, City of Kenora, District of Kenora, designated as Parts 1, 2, 3, & 7, 23R11549 and the same is hereby stopped up and closed.*
2. *THAT The Corporation of the City of Kenora hereby declares that the land described as that part of Lots 5, 6 & 7, Plan M117 City of Kenora, District of Kenora designated as Parts 1, 2, 3 & 7, Plan 23R11549 as surplus lands.*
3. *THAT The Corporation of the City of Kenora shall transfer to 1242896 Ontario Ltd. that part of Lots 5, 6 & 7, Plan M.117 City of Kenora, District of Kenora, designated as Parts 1, 2, 3 & 7 Plan 23R11549 in exchange for Part of Lot 7, Plan M.117 designated as Part 9, 23R11549 owned by 1242896 Ontario Ltd.*
4. *THAT the Purchaser has undertaken and agreed to pay all related costs including appraisal fees, advertising fees, legal fees, survey fees and any other disbursements related to the transfer of the above-noted property.*
5. *THAT the Mayor and the Clerk be and they are hereby empowered to execute documents in connection with the selling of the hereinbefore mentioned lands.*

**Clerk
Planning**

RECOMMENDATION TO COUNCIL

**Clerk/M.
Solicitor
Planning**

Councillor Cuthbert returned to the meeting at 9:09 a.m.

4. Northwest Business Centre – 2008/09 Business Plan

The City Planner indicated that Carmela Laffin, the current Co-ordinator, has resigned from the position to pursue another employment opportunity. He stated that she will be missed and has done an exemplary job.

This business plan is a requirement of the funding agencies and is the tool which maps the goals and objectives for the fiscal year. There has been a recent announcement of \$21,00 one-time funding which is not indicated in the budget.

Recommendation:

THAT the City of Kenora approve the attached NBC Business Plan, and further THAT the Mayor and Clerk be authorized to execute an agreement to extend the

agreement with the Ministry of Northern Development and Mines for the delivery of the Business Enterprise Centre program for the 2008/09 fiscal year.

RECOMMENDATION TO COUNCIL

Clerk/
Planning

5. Environmental Inventory and Impact Assessment – Town Island

The City Planner indicated that a budget was not included with the RFP documents as there was not a budget set at the time. Discussion took place with respect to the differences in the proposals and the past performance of the low bidder. Council's decision on whether or not to proceed should be made in a timely manner in order to ensure site visits during the critical "ice out" period.

RECOMMENDATION:

THAT the following proposals for the Environmental Inventory and Impact Assessment for Town Island as specified below, be received, and further;

Kelli Saunders & Ryan Haines \$ 19,700 + GST
DST 118,255 + GST

THAT the proposal submitted by , in the amount of \$19,700 + GST be accepted, and THAT the Mayor and Clerk be authorized to enter into an agreement with Kelli Saunders and Ryan Haines.

RECOMMENDATION TO COUNCIL

Clerk/
Planning

6. Sioux Narrows-Nestor Falls Service Agreement - 2009

Councillor Cuthbert indicated this is a simple renewal of the contract, with an increase of 3%. Discussion took place respecting the Township advertising for a building inspector.

Recommendation:

That the City of Kenora enters into a service agreement for the provision of planning and engineering advisory services, for the year 2008, and;

Further that the Mayor and Clerk be authorized to enter into said agreement with the Township of Sioux Narrows-Nestor Falls.

RECOMMENDATION TO COUNCIL

Clerk/
Planning

7. Subdivision Agreement – 1703591 Ontario Inc.

Councillor Cuthbert that this is the subdivision which will include an extension of the Williams Road. All of the studies have been done and the fee for the Black Sturgeon Sustainability Reserve has been paid.

The City Planner explained that all of the requirements of the DFO have been imbedded into the agreement.

Recommendation:

That Council give three readings to a by-law to enter into a subdivision agreement with 1703591 Ontario Inc. owners of lands for which draft approval is in force for the purpose of meeting one of the conditions of draft approval for the development of a nineteen (19) lot subdivision on an extension of Williams Road; and further

THAT the Mayor and Clerk be authorized to enter into the agreement on behalf of the City of Kenora.

RECOMMENDATION TO COUNCIL

Clerk/
Planning

8. Urban Trails – Nairn Avenue to Rabbit Lake

The Committee reviewed a request, by the Trails Committee, for permission to improve and pave an existing trail over City property, to make it accessible. The Kenora Catholic Separate School Board has given its permission to have the trail paved. Discussion took place with respect to what improvements will be made as well as which agencies are providing funding for the project.

Recommendation:

THAT the Council of the Corporation of the City of Kenora hereby approves the improvement and paving of the existing trail from Nairn Avenue to Rabbit Lake as proposed by the Kenora Health Providers and the Trail Committee; and That City staff will address operational issues.

RECOMMENDATION TO COUNCIL

**Planning
M. Solicitor**

Motion required adjourning to Closed Meeting:

Moved by: Rory McMillan Seconded by: Len Compton, and Carried:-

THAT this meeting be now declared closed at 9:31 a.m.; and further

THAT Council adjourns to a Closed Meeting to discuss the following:

- Property Matters

Reconvene to Open Session at 10:14 a.m.

REPORTS FROM CLOSED SESSION:

Application to purchase municipal property - Minor

THAT Council of the City of Kenora hereby declares property described as Lot 117 on Plan M39 as surplus to the needs of the municipality; and

THAT that in accordance with By-law 139-2001, the proposed sale is hereby advertised; and further

THAT once the condition of the provision of an undertaking to reconfigure lots 115, 116 and 117 into two lots abutting Mikado Avenue has been met, Council give three readings to a by-law to authorize the sale of land to Jamie Minor (or Jamie Minor and spouse as directed by the Applicant and approved by the Municipal Solicitor) at the appraised value established by Century 21 – Reynard Real Estate, plus all associated costs.

**Clerk/M.
Solicitor/
Planning**

RECOMMENDATION TO COUNCIL

Application to purchase municipal property - Benoit

THAT Council of the City of Kenora hereby declares a portion of the property described as PLAN 18 BLK 58 N PT LOT 2;AND PT 1 & 2 RP23R3420 as surplus to the needs of the municipality; and

THAT in accordance with By-law 139-2001, the proposed sale is hereby advertised; and further

THAT once the appraisal and surveying process has been completed, Council give three readings to a by-law to authorize the sale of land to the interested parties, at the appraised value as established by Century 21 – Reynard Real Estate, plus all associated costs.

**Clerk/M.
Solicitor/
Planning**

RECOMMENDATION TO COUNCIL

Moved by: Chris Van Wallegghem

THAT the April 8, 2008 meeting of the Property and Planning Committee be adjourned at 10:15 a.m.