



MINUTES

of the Property and Planning Committee Of Council

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

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PRESENT: Mayor Compton
Councillor W. Cuthbert, Chair
Councillor C. Drinkwalter
Councillor R. McMillan
Councillor C. Van Walleghem
Jeff Port, City Planner
Tara Rickaby, Planning Assistant
Nancy Tulloch, Tourism Development Officer

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

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

- To amend Zoning By-law No. 160-2004 on a specific property from HC – Highway Commercial to R3 – Residential, Third Density;
- To transfer lands to Robert Kroeger and Kathryn Kroeger;
- To transfer lands to Bruce Hosegood and Audrey Hosegood;
- To enter into an easement agreement with Hydro One Networks.

B. DECLARATION OF PECUNIARY INTEREST

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

C. CONFIRMATION OF MINUTES

Moved by: Rory McMillan **Seconded by:** Chris Van Walleghem & **Carried:**
THAT the Minutes from the last regular meeting of Committee held December 4, 2007 be confirmed as written and filed.

D. STANDING COMMITTEE DEPUTATIONS:- None

E. REPORTS:-

1) **Application for Zoning By-law Amendment Z09/06 Beaucage –**
This matter will be referred to the Kenora Planning Advisory Committee for review and recommendation. The recommendation will be considered at the next regular meeting of this Committee.

2) **Rest stop – Final proposal**
The City Planner indicated that the text of the proposal is ready for submission to the Minister of Transportation. The Engineering Department is working on the final drawings.

Recommendation:

Moved by: Rory McMillan **Seconded by:** Charito Drinkwalter
THAT Council adopts the proposal and forwards it to the Minister and appropriate

PAC

staff at the Ministry of Transportation; and
THAT the proposal be included in the package for presentation at the annual Ontario Good Roads Association General Meeting.

**Planning/
Joanne**

RECOMMENDATION TO COUNCIL

3) Reminder of Public Hearing - 4:15 p.m. January 14, 2008 - Zoning By-law Amendment Z01/08 - Qualico

The City Planner reviewed the application and planning report. The Kenora Planning Advisory Committee met on January 7th, 2008, to review the application and make a recommendation to Council. That Committee's recommendation is for approval of the amendment to R3 from HC - Highway Commercial, and for a maximum height of 15 metres from 10 metres.

Representatives of Qualico will be in attendance at the public hearing on Monday January 14th. The local representative indicated that Meridian Planning has reviewed the proposal and did not have any negative comment with respect to the building heights. Discussion took place with respect to density of the development and possible scenarios associated with floor plans. The Committee was briefed on how the height of the buildings will be measured. If the application is approved and the Developer moves forward, if there are any changes which do not meet the requirements of the Zoning By-law, the Developer will have to either change the design or make an application under the Planning Act.

Info. Only

4) Reminder of Public Hearing - 3:30 p.m. January 14, 2008 - Zoning By-law Amendment Z07/07 Jarnel

This application is to permit a drive-through facility in order to permit development of a Tim Horton's restaurant. A traffic study has been received and will be reviewed by Staff.

Info. Only

5) Recommendation for appointment to Kenora Planning Advisory Committee

Discussion took place with respect to the benefit of having a surveyor on the Kenora Planning Advisory Committee.

Recommendation:

THAT the Council of the City of Kenora hereby appoints Vince Cianci to fill the vacancy on the Kenora Planning Advisory Committee, to the end of the term of Council.

**Planning/
Clerk**

RECOMMENDATION TO COUNCIL

6) Recommendation for appointment to Kenora Snowmobile Advisory Committee

Discussion took place with respect to the term of the Snowmobile Advisory Committee; the terms of reference indicates that its term ended in September of 2007. The CAO will be consulted in this regard and Councillor Cuthbert will contact the applicant to give an update.

**CAO/ W.
Cuthbert**

ON HOLD

7) Northern Communities Investment Readiness Funding (NCIP) Application - Update of Community Profile

The Tourism Development Officer explained the need and benefits for an updated community profile. The City's temporary hiring policy will be followed. The project must be completed by March 31, 2008. The City and Development Commission are each contributing \$1,250 from the 2008 Economic Development Budget, and LOWBIC is an enthusiastic partner in the project.

Recommendation:

THAT the Council of the City of Kenora hereby supports the proposed upgrade and enhancement of the Community Profile; and hereby authorizes the application to the Northern Communities Investment Readiness Program for said work; and

**Planning/
Clerk**

THAT the Mayor and Clerk are authorized to enter into an agreement with the NOHFC.

RECOMMENDATION TO COUNCIL

Motion required adjourning to Closed Meeting:

Moved by: Rory McMillan Seconded by: Chris Van Wallegghem and Carried:-

THAT this meeting be now declared closed at 9:35 a.m.; and further

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

- Property Matters

Reconvene to Open Session

Committee reconvened at 9:55 a.m. with the following direction to Staff.

Councillor Cuthbert rejoined the meeting at 9:55 after having left when the following item was discussed in the closed meeting.

Councillor Cuthbert declared a pecuniary interest in item 9, Sale of Street B Road Allowance.

8. Town Island

Recommendation:

Moved by: Charito Drinkwalter Seconded by: Chris Van Wallegghem

THAT Planning Staff is directed to proceed with preparation of a request for proposals for a) environmental impact study, specifically for a fish and wildlife assessment; and b) a Phase I Archeological Report with respect to Town Island; and further

THAT a decision on whether or not to proceed with the studies themselves will be made after receipt of the proposals.

RECOMMENDATION TO COUNCIL

9. Surplus and sale of Street B

Planning Staff was directed to proceed with sale of the Street B road allowance according to policy.

DIRECTION

Moved by: Len Compton

THAT the January 8, 2008 meeting of the Property and Planning Committee be adjourned at 9:59 a.m.

Planning/
Clerk