



**MINUTES
of the
Property and Planning Committee
of Council**

**Held Tuesday, November 4, 2008
City Council Chambers 9:05 a.m.**

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PRESENT: Councillor W. Cuthbert, Chair
Bill Priesentanz, CAO
Mayor L. Compton
Councillor D. McCann
Councillor R. McMillan
Councillor C. Van Wallegghem
Art Mior, PAC Chair
Jeff Port, City Planner
Tara Rickaby, Planning Assistant
Joanne McMillin, 9:25 a.m.

REGRETS:

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

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

- A By-law to authorize the entering into of a development agreement with a developer
- A By-law to enter into a lease of municipal property
- A By-law to transfer lands designated at Part 1 of Plan 23R-11527 to Cyr et.al.

B. DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:

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

C. STANDING COMMITTEE DEPUTATIONS: None

D. ADDITION TO AGENDA : Two items: Husky the Musky Sign and Building on Municipal Road Allowance in Keewatin area

E. CONFIRMATION OF MINUTES

Moved by: Rory McMillan Seconded by: Chris Van Wallegghem & Carried:

THAT the Minutes from the last regular meeting of Committee held October 15, 2008 be confirmed as amended. Amendment is to add Art Mior as present at the open meeting held October 15, 2008.

CARRIED

F. REPORTS:-

1) Directional (highway) and way finding signage on Highway 17 and 17A

Wendy Cuthbert explained that the OPP Community Policing Committee, acting upon a recommendation from the highway patrol officers, recommends that signage be erected in advance of the six main exits, off of Highway 17A, into Kenora. Signage should indicate the number of exits into Kenora and either what amenities are available, or wayfinding to the downtown area. The Ministry of Northern Development and Mines has some funding available under highway safety initiatives.

RECOMMENDATION:

THAT letters will be written to Ministers Bradley (MTO) and Gravelle (MNDM) with copies to local Ministry staff, outlining the City's request for additional signage which will provide the travelling public with better information respecting food, fuel and lodging.

Planning

2) Accept the final report for the “Waterfront Development Guidelines”

The Committee discussed some comments from the public which included a suggestion to ensure that agreements with developers are in place which would control aesthetics. The linkage between this document, the Zoning By-law, the Downtown Revitalization Plan, the Tourism and Economic Development Plans was noted. The Guidelines require some editing for spelling and grammar, however will be left as it is, generally. It will be used as a background policy for individual planning and/or development applications. The Zoning By-law currently permits only 3 storeys; if an amendment is required the proposal will be reviewed on its own merits. The five year review of the Official Plan is upcoming; some of the policies from this document may be incorporated into the new Official Plan. Meridian Consulting will be asked to provide the final document, for acceptance, by late November.

Planning

3) Reports and recommendations from LOW Development Commission; Special Events/Thistle Pavilion, Tourist Information/Visitor Information Centre, Tourism Kenora Memberships

Wendy Cuthbert reviewed the process for recommendations, made by Committees of the Lake of the Woods Development Commission, to be reviewed by Council. The Property and Planning Committee is the Committee which will receive the recommendations from LOWDC and decide upon their disposition. The recommendation on the Tourism Kenora memberships is to be placed on the next agenda for the Finance and Administration Committee meeting. The other two reports will be dealt with by the ad hoc Committee, recently struck, to deal with special events.

Finance & Admin/
Spec. Events
Committee

4) Buildings constructed of cloth, plastic, or vinyl materials

The Committee discussed the increased numbers of vinyl garages in the City. An open house will be scheduled, in advance of the public meeting (*per Planning Act*) to be held in conjunction with the December Council meeting. The proposed amendment will be to permit these structures in all zones, but to comply with the current requirements for accessory buildings.

Planning

Councillor Van Wallegghem requested that two additional items be discussed:

5) Proposed events signage – City Hall area – Copperfin CU/BIZ

Councillor Van Wallegghem explained that BIZ is taking the lead on locating the proposed sign, but his concern is that the City, as property owner, needs to be involved as well. He will attend the next BIZ meeting to advise of protocol in dealing with municipal property/infrastructure.

Councillor
Van Wallegghem

6) No overnight parking signs - Walmart

Councillor Van Wallegghem had requested that this item be placed on the agenda. Councillor Cuthbert explained that she removed it because of a previous decision, by this Committee, to leave the overnight parking issue up to Walmart; that this is not a City issue.

Mayor Compton asked to address two issues:

7) Husky the Musky Sign

The Mayor commented that the existing Husky the Musky sign is due for replacement and updating.

Planning

8) Building on edge of rock cut - Keewatin

The Mayor has had several comments brought to him about a shed and seasonal ornaments located on the edge of a rock cut in the Keewatin area. If the building is located on municipal road allowance the issue should be addressed. He asked that the matter be reviewed by the Building Department.

Building

Motion required adjourning to Closed Meeting: (9:50 a.m.)

Moved by: Rory McMillan Seconded by: D. McCann and Carried:-

THAT this meeting be now declared closed at 9:50 a.m.; and further

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

- Disposition and Security of Property Matters

Reconvene to Open Session (a.m.)

REPORTS FROM CLOSED SESSION:

1. 1. Matheson Street Wharf Lease

RECOMMENDATION:

THAT the City of Kenora enters into a lease agreement with Salisbury Cruises Ltd./Stonetower Developments (or appropriate corporate name) for use of a portion of the Matheson Street Dock for a period of five (5) years, commencing on the 15th day of April, 2009, and ending on the 15th day of November, 2013, (the "Term"), with the option of a further five (5) year term based on the same terms and conditions, and with the same rent escalation increase of 3% per year

RECOMMENDATION TO COUNCIL

2. 2. Headwaters (Qualico) Development Agreement

Qualico Developments has purchased the former Abitibi Staff House property and has had the property re-zoned for multi-family residential use. Site preparation for a condominium development has begun. The City of Kenora requires that some improvements to Lakeview Drive be made, to permit adequate traffic flow and turning movements from the east into the development. Additionally some sewer and water improvements are required, including those to the marine water line.

RECOMMENDATION:

THAT Whereas:

1. The Qualico Headwaters Inc. (the Owner) intends to develop certain lands for Multi-Family residential purposes.
2. It is necessary to make infrastructure improvements to the City roadway;
3. The Owner's proposed development requires extensions to City water and sewer utilities;
4. The City has approved the development of the Land, subject to the terms and conditions set forth

THAT the City of Kenora enters into a development agreement with *Qualico Headwaters Inc.* to facilitate the development of a condominium and required improvements to municipal infrastructure.

RECOMMENDATION TO COUNCIL

Moved by: Chris Van Walleghem

Seconded by: Art Mior

THAT the November 4th, 2008 meeting of the Property and Planning Committee be adjourned at 10:33 a.m.