

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 and COMMITTEE OF ADJUSTMENT REGULAR MEETING TO BE HELD IN THE PLANNING, BUILDING AND ENGINEERING BUILDING, 60 FOURTEENTH ST. N,

February 17, 2009
7:49 P.M.

Present:

Art Mio r Chair
Joyce Chevrier Member
James. Tkachyk Vice Chair
Colin Bird Member
Terry Tresoor Member
Vince Cianci Member

Tara Rickaby, Assistant Secretary Treasurer

DELEGATION: 6:30 PM - Northwestern Health Unit

Bill Limerick, Manager of Environmental Health, and Dale Wiebe, Environmental Engineer, were in attendance. They gave background information on the requirements for private sewage disposal systems and the role of the Northwestern Health Unit in their approval.

They explained that the system is user pay and described the survey process to determine compliance; there is a survey currently being undertaken on Longbow Lake and there are plans to survey systems on the northern part of Lake of the Woods, including Coney Island. The results have been such that, because of the number of non-compliant systems and the coinciding number of permits required to upgrade or replace those systems, the revenues are paying for the survey program.

The Committee members asked several questions pertaining to specific land division applications, the requirements for a contractor to be able to construct private sewage systems and what constitutes the structure of a system itself.

Mr. Limerick suggested that, sometime this year, the Committee and a representative of the NWHU attend a property which is the subject of a consent, in order that the Committee can understand the criteria for decision-making by the NWHU.

The Committee has been invited to attend an information meeting with the NWHU and MNR in the near future.

Art Mior thanked Misters Limerick and Wiebe for their informative presentation.

PART A PUBLIC MEETINGS

I. APPLICATIONS:

7:00 P.M. Application for Minor Variance A01/09 Cianci

The Committee agreed to proceed to the agenda of the Committee of Adjustment before that of the Planning Advisory Committee.

PART C - COMMITTEE OF ADJUSTMENT

I. CALL MEETING TO ORDER

Art Mior called the February 17, 2009 City of Kenora Committee of Adjustment meeting, to order at 7:49 p.m.

CONFLICT OF INTEREST - Vince Cianci, with item 1, under Applications, as the property owner and applicant and, under the Planning Advisory Committee Agenda - Vince Cianci, with item No.1, Old Business, as property owner and Applicant.

II. MINUTES:

January 20, 2009

Moved by: Terry Tresoor Seconded by: James Tkachyk

THAT the minutes of the Committee of Adjustment meeting of January 20, 2009 be approved as distributed.

CARRIED

- 2. Corrections to minutes None
- 3. Business Arising None

III. APPLICATIONS:

1. Application for Minor Variance A01/09 Cianci

Mr. Cianci left the meeting at 7:50 p.m.

The Committee discussed the lot coverage of lots in the neighbourhood and averaging for the front yard (street side) setback. The reduction in the number of lots and associated duplexes was discussed as a positive result of the applications for consent and minor variance. The Committee discussed a concern with lot coverage of 68% not providing adequate amenity space on the subject property, including a possible deck in the future, which would lead to use of the municipal property as private amenity space.

Moved by: Colin Bird Seconded by: Joyce Chevrier

THAT application for Minor Variance A01/09 Cianci, be deferred in order to receive an amended application reflecting lot coverage not in excess of 50% and a front yard (waterfront) setback not exceeding .6 metres (including eaves).

CARRIED

IV. OLD BUSINESS: None

V. **NEW BUSINESS**: None

VI. ADJOURN

Moved by: Terry Tresoor

THAT the February 17, 2009 meeting of the Kenora Committee of Adjustment be adjourned at 8:15 p.m.

CARRIED

ADOPTED AS PRESENTED THIS	17th DAY OF MARCH, 2009

CHAIR	SECRETARY-TREASURER

PART B - PLANNING ADVISORY COMMITTEE

I. CALL MEETING TO ORDER:

Art Mior called the February 17, 2009 regular meeting of the Kenora Planning Advisory Committee to order at 8:16 p.m. Mr. Cianci was not in attendance.

- II. CONFLICT OF INTEREST See Committee of Adjustment Minutes, above
- III. MINUTES:
 - a) January 20, 2009

Moved by: James Tkachyk Seconded by: Joyce Chevrier

THAT the minutes of the Planning Advisory Committee January 20, 2009 be approved as distributed.

b) Corrections to minutes: None

c) Business Arising: None

CARRIED

V. APPLICATIONS: None

VI. OLD BUSINESS:

1. Application B20/08 Cianci

The Committee discussed their resolution of December 16, 2008, deferring their decision until further information was received. That notice remains in effect.

Mr. Cianci returned to the meeting at 8:19 p.m. Tara Rickaby explained the Committee's decision to him.

VII. **NEW BUSINESS**:

1. Questions from Property and Planning Meeting:

The Committee discussed the item in the minutes which requests that Planning Staff investigate the possibility of only providing notice under the *Planning Act* on the City's portal; the Committee agrees that notice only on the portal, is not sufficient.

The location of the Rogers Communications tower was discussed.

2. OPA 2 and Zoning By-law Amendment - Black Sturgeon - Public meeting 9 March 09 at 4:00 p.m. The Committee reviewed the changes to the Zoning By-law and asked that the title be changed to RR-BSL.

VIII. <u>ADJOURN</u>

Moved by: Terry Tresoor

THAT the February 17, 2009 Planning Advisory Committee, be adjourned at 8:39 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 17th DAY OF MARCH, 2009

CHAIR	SECRETARY-TREASURER