



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,
July 21, 2009 - 8:05 P.M.**

Present:

Art Mior	Chair
James Tkachyk	Member
Joyce Chevrier	Member
Terry Tresoor	Member
Vince Cianci	Member
Wayne Gauld	Member
Jeff Port	Secretary-Treasurer
Regrets: Tara Rickaby,	Assistant Secretary Treasurer, Ted Couch, Member

DELEGATION: None

PART A PUBLIC MEETINGS

I. APPLICATIONS:

7:00 P.M. Application for Minor Variance A12/09 Apland
Application for Minor Variance A13/09 Duggan
Application for Minor Variance A14/09 Ormiston
Application for Minor Variance A15/09 Metall

PART B – PLANNING ADVISORY COMMITTEE

I. CALL MEETING TO ORDER

Art Mior called the July 21, 2009 City of Kenora Planning Advisory Committee meeting, to order at 8:05 p.m.

CONFLICT OF INTEREST -

II. MINUTES:

June 16, 2009

Moved by: James Tkachyk

Seconded by: Joyce Chevrier

THAT the minutes of the Kenora Planning Advisory Committee meeting of June 16, 2009 be approved as amended.

2. Corrections to minutes - Page should be .056, not .56 as written

CARRIED

3. Business Arising - None

III. **APPLICATIONS:**

1. **Application for Consent No. B11/09 Ludlow**

The Committee discussed the role of TransCanada Pipelines in the approval. Lot size and the manner in which the 150 foot dimension is arrived at were discussed. The line must be measured 150 feet, perpendicular to the lot line.

Moved by: Wayne Gauld

Seconded by: Vince Cianci

THAT Application for Consent No. B11/09 for creation of one (1) new lot from subject property described as PIN 42153-0013 Pcl 16714 SEC DKF, Pt Location MCA4 Kenora as in LT44211 Ext Pt 1 & 2 23R5997 and Pt 1 & 2 23R8527 (Ludlow) be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. Three original copies (not photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
4. That the transferor and the transferee not be the name of the same person on the Transfer/Deed of Land Form.
5. That a letter be received from the City of Kenora Roads Supervisor indicating that an entrance permit is not required, or that an entrance permit has been issued.
6. That a letter be received from Bell Canada indicating that there are adequate easements for utility purposes.
7. That a letter be received from the Northwestern Health Unit indicating that (i) there is adequate area on the new lot to locate a private sewage system; and (ii) that the private sewage system servicing the retained lot is in good order.
8. That a letter be received from TransCanada Pipelines indicating that there is no objection to the consent.
9. That a letter be received from a marina, indicating that there is adequate parking and docking.

Notes:

"No assessment has been made for quality or quantity of groundwater. The waters of the Winnipeg River should not be used for human consumption unless they have been treated to the standards of the Ministry of the Environment or Ministry of Health before use."

If the conditions to consent approval are not fulfilled within one year of the date on this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

CARRIED

IV. **OLD BUSINESS:** None

V. **NEW BUSINESS:**

1. **Questions re. Planning and Property Meeting - None**

2. **Zoning By-law Amendment Z02 09 Queen**

It was noted that Part 1 of KR 687 is overlaid on the new reference plan.

Moved by: Joyce Chevrier

Seconded by: Terry Tresoor

THAT the Kenora Planning Advisory Committee recommends that the Application for Zoning By-law Amendment Z02/09 Queen, for property described as Parts 1, 2 and 3 on Reference Plan 23R 9072,

be approved as the amendment maintains the intent of the Official Plan and Zoning By-law, conditional upon a clearance letter being received from the Northwestern Health Unit.

CARRIED

3. Contract for review of Official Plan and Zoning By-law

Jeff Port indicated that the firm of FoTenn Consulting Ltd. will begin work on the review in mid-August.

4. Road/shore allowance – Rabbit Lake – Discussion and recommendation

The City Planner provided a review of the history of the request for the purchase of road allowance on Rabbit Lake. Mr. Cianci indicated that he has no objections. Mr. Tresoor inquired into the ownership of the west end of the lake and it was explained that the City and Abitibi each own a portion.

Moved by: Vince Cianci Seconded by: Joyce Chevrier

THAT road allowance on Rabbit Lake be sold to abutting property owners, conditional upon the outcome of the Official Plan/Zoning By-law review in February, 2010. The areas to be considered for sale are along Birchwood Crescent and the north shore areas south of the Rabbit Lake Store, Log Cabin etc.

CARRIED

VI. ADJOURN

Moved by: Terry Tresoor

THAT the July 21, 2009 meeting of the Kenora Planning Advisory Committee be adjourned at 8:44 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF AUGUST, 2009

CHAIR

SECRETARY-TREASURER

PART C - COMMITTEE OF ADJUSTMENT

I. CALL MEETING TO ORDER:

Art Mior called the July 21, 2009 regular meeting of the Kenora Committee of Adjustment to order at 8:45 p.m.

II. CONFLICT OF INTEREST – None

III. MINUTES:

a) June 16, 2009

Moved by: James Tkachyk Seconded by: Wayne Gauld

THAT the minutes of the meeting of the Committee of Adjustment, June 16, 2009 be approved as distributed.

b) Corrections to minutes: None

c) Business Arising: None

CARRIED

IV. APPLICATIONS:

1. Application for Minor Variance A12/09 Apland – No discussion.

Moved by: Terry Tresoor Seconded by: Joyce Chevrier

THAT Application for Minor Variance A12/09 Apland, to reduce the front yard (road) setback from 7.5 metres to 1.5 metres and to permit an accessory garage to be located closer to the street than the primary residence is hereby approved as the application is desirable and appropriate for the area, minor and nature and conforms with the intent of the Zoning By-law and Official Plan.

CARRIED

2. Application for Minor Variance A13/09 Duggan – No discussion

Moved by: Joyce Chevrier Seconded by: Wayne Gauld

THAT Application for Minor Variance A13/09 Duggan to front (road) yard setback and to permit the construction of an accessory garage closer to the street than the principle dwelling is to that street be

approved as the application is desirable and appropriate for the area, minor and nature and conforms with the intent of the Zoning By-law and Official Plan.

CARRIED

3. Application for Minor Variance A14/09 Ormiston – No discussion.

Moved by: Terry Tresoor Seconded by: Wayne Gauld

THAT Application for Minor Variance A14/09 Ormiston for relief from the regulations in the R1 zone require an exterior side yard to be a minimum of 4 metres be approved as the application is desirable and appropriate for the area, minor and nature and conforms with the intent of the Zoning By-law and Official Plan.

CARRIED

4. Application for Minor Variance A15/09 Metail

Mr. Cianci inquired as to the situation were the proposed location more centrally located on the lot. General discussion took place with respect to aesthetics. Mr. Tresoor indicated that he did not support the request and Mr. Tkachyk agreed that it not appropriate for the rural residential neighbourhood. Mr. Gauld does not feel that there is enough room for the structure.

Moved by: James Tkachyk Seconded by: Terry Tresoor

THAT Application for Minor Variance A15/09 Metail to increase the maximum height of an accessory structure from 4.5 metres to 15.57 metres be refused as the application is not minor, nor desirable/appropriate for the residential area.

CARRIED

5. Application for Minor Variance A16/09 Kenora Health

Discussion took place with respect to other variances approved, in the past, such as Walmart. The Committee discussed the reduction of the number of stalls required, rather than reducing the size of the stalls. Discussion arose with respect to the required number of accessible parking stalls and a drop off area for the handi-transit vehicle. Jeff Port to follow up with the Applicant.

Moved by: Wayne Gauld Seconded by: Joyce Chevrier

THAT Application for Minor Variance A16/09 Kenora Health be tabled pending additional information being provided by the Applicant.

CARRIED

6, Application for Minor Variance A17/09 Scatliff

Discussion of the setback, from the water, for Headwaters took place, in comparison to the setback of 13m if this application is approved.

Moved by: James Tkachyk Seconded by: Vince Cianci

THAT Application for Minor Variance A17/09 Scatliff, to reduce the front yard setback (Lake of the Woods) from 20 metres to 13 metres for a variance of 7 metres be _approved as the application is desirable and appropriate for the area, minor and nature and conforms with the intent of the Zoning By-law and Official Plan.

CARRIED

V. **OLD BUSINESS:** None.

VII. **NEW BUSINESS:** None.

VIII. **ADJOURN**

Moved by: Terry Tresoor

THAT the July 21, 2009 meeting of the Committee of Adjustment be adjourned 9:55 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 18th DAY OF August, 2009

CHAIR

SECRETARY-TREASURER