



**City of Kenora  
Planning Advisory Committee  
60 Fourteenth St. N., 2<sup>nd</sup> Floor  
Kenora, Ontario P9N 4M9  
807-467-2059**

**MINUTES  
CITY OF KENORA PLANNING ADVISORY COMMITTEE & COMMITTEE OF ADJUSTMENT  
REGULAR MONTHLY MEETING TO BE HELD IN THE PLANNING, BUILDING AND ENGINEERING  
BUILDING, 60 FOURTEENTH ST. N,  
June 16, 2009 - 7:00 P.M.**

**Present:**

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

**DELEGATION:** None

**PART A PUBLIC MEETINGS**

**APPLICATIONS:**

7:00 P.M. Application for Consent B09/09 Weston (technical)  
Application for Consent B01/09 Green (technical)  
Application for Minor Variance A 10/09 Monteith  
Application for Minor Variance A11/09 Kehl **(Withdrawn)**

**PART B PLANNING ADVISORY COMMITTEE**

**I. CALL MEETING TO ORDER:**

Art Mior called the June 16, 2009 City of Kenora Planning Advisory Committee meeting, to order at 7:19 p.m.

**II. CONFLICT OF INTEREST:** None declared.

**III. MINUTES:**

May 19, 2009

- a. Corrections to minutes: Page 4 – variance should be .56, not .056 as written.  
Page 5 – Committee of Adjustment Meeting

**Moved by:** Wayne Gauld

**Seconded by:** James Tkachyk

**THAT** the minutes of the Kenora Planning Advisory Committee meeting of May 19, 2009 be approved as amended.

**CARRIED**

b. Business Arising - None

IV. **APPLICATIONS:**

1) **Application for Consent B09/09 Weston** (technical)

General discussion took place with respect to the meeting of the conditions of the original conditions of approval.

**Moved by: Joyce Chevrier**

**Seconded by: Vince Cianci**

That application for Consent No. B0 10/09 Weston and Guiboche, for property described as 1020 C Anderson Road, Parts 8 and 9 of Reference Plan 23R-11541, for the creation of two rural residential lots 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.

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**

2) **Application for Consent B10/09 Green** (technical)

No discussion.

**Moved by: James Tkachyk**

**Seconded by: Joyce Chevrier**

THAT application for consent for an easement for access purposes in favour of PIN 42153-0011, Pcl 39577 SEC DKF: Part of Location MCA4, Kenora Pt 2 Plan 23R8527 (Green), 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), PIN 42153-0012 Pcl 36393, SEC DKF Pt Location MCA4 Kenora Pt 2 23R5997 (Trudeau) over lands described as D 104, D 130 & D 122 PCL 851;REM 806 REM PCL 40653 ( M & L Development Ltd.) 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) A condition of approval is that the landowner, M & L Developments, enters into a written agreement with TCPL, as set out in the June 1, 2009 correspondence between TCPL and Tara Rickaby, Assistant Planner.
- 5) That the easement be 10m in width.

**CARRIED**

V. **OLD BUSINESS:** None

VI. **NEW BUSINESS:**

1. Questions re. Planning and Property Meeting - None
2. OACA report - Vince Cianci's report was circulated. Staff will copy the workshop information and sent it out to the Committee.
3. Application to rezone property – Fehr  
 Jeff reported that Wayne and Carol Fehr have made an application for an ATM drive through facility at the west end of "Wolframe's World of Water" business. Discussion took place respecting safety and turning movements in the area.  
**Moved by: Wayne Gauld                      Seconded by: James Tkachyk**  
 THAT the Kenora Planning Advisory Committee does not support the application made by Carol and Wayne Fehr, to add a drive through facility at property located at 700 Lakeview Drive, being PART OF BULMERS LOC;RP 23R4575 PART 2 PCL 32275.

**CARRIED**

VII. **ADJOURN**

**Moved by: Wayne Gauld**

**THAT** the June 16, 2009 meeting of the Kenora Planning Advisory Committee be adjourned at 8:22 p.m.

## **PART C - COMMITTEE OF ADJUSTMENT**

I. **CALL MEETING TO ORDER**

Art Mior called the June 16, 2009 regular meeting of the Kenora Committee of Adjustment to order at 8:23 p.m.

II. **CONFLICT OF INTEREST:** None

III. **MINUTES: 19 May, 2009**

**Moved by: Joyce Chevrier**

**Seconded by: James Tkachyk**

**THAT** the minutes of the May 19, 2009 meeting of the Committee of Adjustment be approved as circulated.

**CARRIED**

Business Arising: Joyce Chevrier indicated that the PAC has been very particular about parking stall sizes in the past and should be in the future.

IV. **APPLICATIONS:**

**1) Application for Minor Variance A 10/09 Monteith**

Vince Cianci made it clear that the .5 metre setback is to include the eaves/eaves trough; and is not to be measured to the post. Staff will follow up with the applicant.

**Moved by: James Tkachyk**

**Seconded by: Wayne Gauld**

**THAT** application for minor variance A10/09 Monteith be approved to reduce the side (west) yard requirement from 1.5 metres to .5 metres for a variance of 1 metre as the decision maintains the intent of the Zoning By-law, is minor in nature and is desirable and

appropriate for the neighbourhood. The approval is conditional upon the eavestrough, eaves and downspout, or any other part of the structure, not encroaching into the .5 metre setback.

2) Application for Minor Variance A11/09 Kehl – **Withdrawn**

V. **OLD BUSINESS:** None

VI. **NEW BUSINESS:** None

VII. **ADJOURN**

**Moved by:** Wayne Gauld that the June 16, 2009 meeting of the Committee of Adjustment be adjourned at 8:48 p.m.