



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,
September 15, 2009 – 8:07 P.M.**

Present:

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

Regrets:

PART A PUBLIC MEETINGS

I. APPLICATIONS:

7:00 P.M. Application for Plan of Subdivision S01/09 Luby
Application for Consent B16/09 Girman
Application for Minor Variance A21/09 Korba

DELEGATION: Eric Rody re. B13/09 and B14/09 Rody & Zilinski

Mr. Rody thanked the Committee for the opportunity to present the supplemental materials and distributed photos overlaid with the proposed boundary lines. The proposed boundaries follow the functional uses of all three of the subject properties.

Mr. Zilinski was in attendance and indicated that the proposed property lines work for his property as the steep grade change is an effective property boundary.

One of the property owners, willing to transfer lands to both Rody and Zilinski, Scott Johnstone, indicated that his preference is for the boundaries sketched out and presented as part of the original application.

Discussion took place with respect to aspects of each individual property as it exists and the impact on them after the lot additions.

The parties left the meeting at 7:40

David Nelson re. A16/09 Kenora Health

Mr. Nelson apologized for not having attended the previous meeting. Jeff Port reviewed the Committee's request to provide an estimate of the number of spaces which could be accommodated at the standard size. Mr. Nelson indicated that the number would be well under 120 spaces and that he is proposing a compromise width of 2.85 and 124 stalls, rather than the required 126.

Discussion took place respecting the traffic flow and parking areas on the site as well as the possibility of designating small car parking stalls. The drop off zone was discussed as requiring improvement.

Mr. Nelson left the meeting at 8:06

PART B – PLANNING ADVISORY COMMITTEE**I. CALL MEETING TO ORDER**

Art Mior called the September 15, 2009 City of Kenora Planning Advisory Committee meeting, to order at 8:07 p.m.

CONFLICT OF INTEREST - None

II. MINUTES:

August 18, 2009

Moved by: Joyce Chevrier

Seconded by: Terry Tresoor

THAT the minutes of the Kenora Planning Advisory Committee meeting of August 18, 2009 be approved as distributed.

2. Corrections to minutes - None

CARRIED

3. Business Arising - Terry Tresoor inquired as to whether or not Marciniak had any comments on the refund given to them. There were none.

III. APPLICATIONS:**1. Application for Plan of Subdivision S01/09 Luby**

Discussion took place with respect to the need for a lot grading and drainage plan for the area. These issues are the only ones not addressed by the report presented by the owners' engineer.

Discussion took place with respect to the width of the road required in order to accommodate municipal infrastructure.

Moved by: Wayne Gauld

Seconded by: Ted Couch

That application for plan of subdivision S01/09 Luby, for property described as PLAN M25 LOT 2 TO 6 be deferred until the Planning Advisory Committee receives confirmation from the City of Kenora Municipal Engineer that the lot grading and drainage plans have been received and approved.

CARRIED

2. Application for Consent No. B16/09 Girman

The Committee discussed the fact that there would be no effect on the building envelope for Lot 1.

Moved by: Terry Tresoor

Seconded by: James Tkachyk

That application for Consent No. B 16/09 Girman, for consent for a right of way easement for access in favour of property described as CON 4M LOT 8 S PT DES KR 334 PART 1 PCL 23600, over property described as Lot 1 on Plan 23M 954 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

IV. **OLD BUSINESS:****1. Application for Consent No. B13/09 Rody**

No discussion

Moved by: Wayne Gauld

Seconded by: Joyce Cheviere

THAT Application No. B13/09 Rody, for an addition to a lot described as 837 River Drive - PT 1 PT PCL 10325 PCL 26851;LOC 368P, per the original sketch, 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 B14/09 Zilinski

Moved by: Wayne Gauld

Seconded by: Joyce Chevier

THAT Application No. B14/09 Zilinski, for an addition to a lot described as 835 River Drive - PT PCL 10325 PCL 18382, per the original sketch, 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

V. **NEW BUSINESS:****1. Questions re. Planning and Property Meeting - None****2. Application to Amend Zoning By-law Z03/09 Thorburn**

The City Planner read correspondence from Stewart Erskine, abutting neighbour. The Committee discussed the impact of a triplex and associated parking on the character of the neighbourhood.

Moved by: Vince Cianci

Seconded by: Terry Tresoor

THAT application for Zoning By-law Amendment Z03/09 Thorburn, to amend the Zoning By-law specifically at property described as PT LOT 13 GOV'T SURVEY DES;RP 23R8747 PARTS 3, 4;PCL 40039 by changing the zone from R2 to R3 with a reduced east side yard setback to

2.5 metres be recommended for refusal by the Council of the City of Kenora as the development would not be in character with the neighbourhood, nor would the density be in character with the neighbourhood..

CARRIED

VI. ADJOURN

Moved by: Terry Tresoor

THAT the September 15, 2009 meeting of the Kenora Planning Advisory Committee be adjourned at 8:55 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 20th DAY OF OCTOBER, 2009

CHAIR

SECRETARY-TREASURER

PART C - COMMITTEE OF ADJUSTMENT

I. CALL MEETING TO ORDER:

Art Mior called the September 15, 2009 regular meeting of the Kenora Committee of Adjustment to order at 8:56 p.m.

II. CONFLICT OF INTEREST – None

III. MINUTES:

a) August 18, 2009

Moved by: James Tkachyk

Seconded by: Wayne Gauld

THAT the minutes of the August 18, 2009 meeting of the Committee of Adjustment be approved as distributed.

b) Corrections to minutes: None

CARRIED

c) Business Arising: Discussion took place of the resolution to three reports (motorcycle garage, A14/08 McCurdy and advertising for vinyl garages).

IV. APPLICATIONS:

1. Application for Minor Variance A21/09 Korba

The Committee discussed the setback dimension at the southeast corner of the proposed new addition, to the road. A building permit has been issued for the foundation. An exact dimension is required.

Moved by: Wayne Gauld

Seconded by: James Tkachyk

THAT Application for Minor Variance A2109 Korba be deferred until the Committee receives information with respect to setback dimension from southeast corner of new construction to property line abutting McLean Avenue.

CARRIED

V. OLD BUSINESS:

1) Application for Minor Variance A16/09 Kenora Health

Discussion took place of the options and precedent set by other decisions of this Committee.

Moved by: James Tkachyk

Seconded by: Ted Couch

THAT Application for Minor Variance A16/09 Kenora Health to reduce the parking stall width from 3 metres to 2.85 metres for a variance of .15 metres and to reduce the required number of parking stalls from 126 to 124 for a variance of 2 be approved upon the condition that a revised site sketch be submitted to the Planning Department, that reflects continuous traffic flow from the westerly entrance (Wolsely Street) to the central Wolsely Street entrance as flow through access to the parking lot, as the construction and use of the structure is

in character with the neighbourhood and in conformance with the intent of both the Official Plan and Zoning By-law, and is minor in nature.

CARRIED

VII. **NEW BUSINESS:** None

VIII. **ADJOURN**

Moved by: Terry Tresoor

THAT the September 15, 2009 meeting of the Committee of Adjustment be adjourned 9:48 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 20th DAY OF October, 2009

CHAIR

SECRETARY-TREASURER