



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

**Held Tuesday, January 13, 2009
City Council Chambers 9:06 a.m.**

PRESENT: Councillor W. Cuthbert, Chair
Bill Priesentanz, CAO
Mayor L. Compton
Councillor D. McCann
Councillor R. McMillan
Councillor C. Drinkwalter

Jeff Port, City Planner
Tara Rickaby, Planning Assistant

REGRETS: Art Mior, PAC Chair, James Tkachyk, PAC Vice-Chair, Councillor C. Van Walleghem

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 Amend the Zoning By-law to permit cloth/plastic/vinyl structures
- A By-law to amend a subdivision agreement with 1703591 Ontario Inc.
- A By-law to amend a site plan agreement at 5 Bay Road
- A By-law to authorize the sale of lands to Mitchell
- A By-law to enter into a site plan control agreement with Bruce Krawicki Ltd.
- A By-law to authorize the sale of lands to Man-Ont Developments

B. DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:

- a) On today's agenda - Councillor Cuthbert declared a conflict with the sixth by-law on the above noted list, as a business competitor.
- b) From a meeting at which a Member was not in attendance – None

C. STANDING COMMITTEE DEPUTATIONS: The person scheduled to present a deputation did not attend the meeting.

D. ADDITION TO AGENDA: None

E. CONFIRMATION OF MINUTES

Moved by: David McCann Seconded by: Rory McMillan & Carried:
THAT the Minutes from the last regular meeting of Committee held December 9, 2008 be confirmed as amended.

CARRIED

F. REPORTS:-

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

Councillor Cuthbert explained that letters were sent to both the Minister of Northern Development and Mines and the Minister of Transportation, seeking support for the rest stop. There has been no response, to date.

TRACKING ONLY

2) Acceptance of "Waterfront Development Guidelines"-

Jeff Port indicated that the consultant provided the final report. He suggested that it is a useful document for use as a guideline for any development in Norman, Keewatin and downtown Kenora area, regardless of the size of the development. Mr. Port stated that portions of the document should be imbedded into the Official Plan, during the review of that document. The guidelines will be placed on the portal after the Council meeting.

RECOMMENDATION:

That City Council accepts the Waterfront Development Guidelines – January 2009 submitted by Meridian Planning Consultants Inc.

RECOMMENDATION TO COUNCIL

3) Attraction signage - HOLD
On hold for information gathering.

HOLD

Clerk/Planning

4) Amendment to Zoning By-law 160-2004 re. Cloth/plastic/vinyl structure –
Councillor Cuthbert indicated that the Planning Advisory Committee's recommendation is not that which is being considered today. She stated that, if the by-law is not amended, all of the structures would be illegal and enforcement would be required to have them removed. By requiring that the structures comply with the requirements of the zoning by-law for accessory buildings, they will be removed from the front of properties. Enforcement is to begin during the summer months.

RECOMMENDATION:

THAT the City of Kenora proceed to amend comprehensive Zoning By-Law 160-2004 to permit plastic/vinyl and cloth structures in the R1, R2 and R3 zones, subject to all of the provisions set out in Section 5.1.1 – Accessory Structures.

RECOMMENDATION TO COUNCIL

Clerk/Planning

5) Amendment to Site Plan – Twin Eleven Investors
The City Planner reminded the Committee that the property owner and agents have complied with all of the requirements of the City's Tower policy; Council subsequently passed a resolution recommending that the tower be erected. The property is the subject of a development and site plan agreement, which must now be amended to reflect the communications tower location.
There was discussion respecting the existing generator and other items of interest to members of the condominium board, who were in attendance at the meeting. The Condominium Board will provide a letter of support for the communications tower.

RECOMMENDATION:

That the Council give three readings to a By-Law being a by law to amend a development agreement with Twin Eleven Investors Ltd., and amending By-Law No. 19-2005, for the purpose of permitting the construction of a communications tower on the subject property known as the Islandview Condominium, 5 Bay Road, conditional upon receiving a letter from the Condominium Corporation indicating they have no objections to the amendment.

RECOMMENDATION TO COUNCIL

Clerk/Planning

6) Rest Stop – Status
Jeff Port reported on a site meeting with Dale Willis, the Senior Corridor Manager for the Ministry of Transportation. There will be a package prepared for presentation at Ontario Good Roads Association AGM in February.

INFORMATION ONLY

Planning

7) Site Plan Agreement – Bruce Krawicki Limited – Parking and Docking
Jeff Port explained the process which the property owner must follow, with the Department of Fisheries and Oceans etc., to have docking approved. The City's requirement is that there be at least one parking stall provided for each docking stall and that there be no parking on either Lakeview Drive or Colonization Road.
Discussion took place with respect to including some landscaping treatment, in keeping with Downtown Revitalization and the Waterfront Development Guidelines, to make the area more aesthetically pleasing. There will be no access permitted from Lakeview Drive.
The City Planner will meet with the property owner to make the landscaping change.

RECOMMENDATION:

THAT the City of Kenora enters into a site plan control agreement with Bruce Krawicki Limited, for construction of; (i) a 38 car parking lot, (ii) an asphalt surface for all parking stalls and drive aisles, (iii) numbering and curbing for all parking stalls, (iv) landscaping treatments; and (v) financial security and;
THAT the Mayor and Clerk be authorized to enter into the agreement on behalf of the City of Kenora.

RECOMMENDATION TO COUNCIL

Clerk/Planning

Motion required adjourning to Closed Meeting: (9:41 a.m.)

Moved by: Rory McMillan Seconded by: David McCann and Carried:-

THAT this meeting be now declared closed at 9:41 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 (10:33 a.m.)

RECOMMENDATIONS FROM CLOSED SESSION:

1. Sale of Municipal Property – Joy Bell

RECOMMENDATION:

THAT the Council of the City of Kenora declares surplus the property abutting property described as 88 Lakeside Crescent, PLAN M56 PT LOT 115 & 116;DES AS RP 23R8890 PART 1;PCL 17713 , and;

THAT in accordance with the Notice By-law , arrangements be made to advertise the sale of the subject lands for a three-week period; and further;

THAT once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to Ronald and Joy Bell, as a lot addition (consolidation), at the appraised value as established by Century 21 – Reynard Real Estate, plus survey and all other associated costs; and

THAT the Municipal Solicitor coordinates the transfers.

RECOMMENDATION TO COUNCIL

**Planning
Clerk**

Moved by: David McCann Seconded by: Rory McMillan

THAT the January 13, 2009 meeting of the Property and Planning Committee be adjourned at 10:34 a.m.