



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 REGULAR MEETING HELD IN THE OPERATIONS CENTRE, 60 FOURTEENTH ST. N, August 17, 2010 @ 7:00 P.M.

Present:

James Tkachyk	Chair
Wayne Gauld	Vice Chair
Art Mior	Member
Joyce Chevrier	Member
Terry Tresoor	Member
Vince Cianci	Member
Ted Couch	Member
Tara Rickaby	Secretary Treasurer
Patti McLaughlin	Minute Taker

PART A PUBLIC MEETINGS

James Tkachyk discussed Open Meeting protocol and the mandate of the Committee.

DELEGATION: B09/10 Luby (7:03 p.m.)

David Luby indicated that it was difficult to put a drainage plan in place when there was no building contemplated yet, but that he did the best he could and it will have to be re-done to regulation when the final use of the property is determined.

Mr. Tkachyk asked the Committee members if they had any questions.

As Committee members just received the new information and did not have a chance to review it, there were no questions.

Mr. Tkachyk asked whether or not there was anyone else present who wished to speak either for or against the application.

Judy Anderson read her letter from the July 20, 2010 meeting and reiterated the need for a current survey to show that her driveway and her neighbour's driveway were not on Mr. Luby's property.

I. APPLICATIONS:

Application for Consent B11/10 Nelson
Application for Minor Variance A14/10 Kehl

PART B PLANNING ADVISORY COMMITTEE

I. CALL MEETING TO ORDER:

James Tkachyk called the August 17th, 2010 regular meeting of the Kenora Planning Advisory Committee to order at 7:30 p.m.

II. CONFLICT OF INTEREST

Ted Couch declared conflict re: Application for Consent B09/10 Luby
Vince Cianci declared a conflict re: Application for Consent B11/10 Nelson
Wayne Gauld declared a conflict re: Application Z04/10 Scribilo.

III. MINUTES:

July 20, 2010

a. Corrections to minutes

- i) Ted Couch - exit and entrance times were reversed - should have read: Ted Couch left at 9:14 p.m. Ted Couch entered at 9:52 p.m.

b. Approval

c. Business Arising - None

Moved by: Ted Couch**Seconded by: Joyce Chevrier**

THAT the minutes of the Planning Advisory Committee July 20, 2010 be approved as amended.

CARRIED**IV. APPLICATIONS:****1. Application for Consent B11/10 Nelson**

The Consent is for creation of one new lot on East Melick Road.

The Secretary Treasurer offered photos for review. An Entrance Permit for Lot 1 is required and the Northwestern Health Unit requested a condition, by way of a letter issued by the Health Unit, that the leaking septic field is fixed. Lot 1 is designated both RU and RR and an amendment to the Zoning By-Law will be required to consolidate the designation.

James requested comment from members.

Committee members were satisfied with the conditions outlined in the Secretary Treasurer's Staff Report. The Building Inspector should be notified to ensure any plumbing present in the garage has been inspected and is in compliance with regulations set out under the Ontario Building Code and Northwestern Health Unit. Discussion took place with respect to plastic garages being permitted under outdoor storage, in the rural zone.

Moved by: Joyce Chevrier**Seconded by: Wayne Gauld**

THAT Application for consent B11/10 Nelson, for the creation of one new lot on East Melick Road, on property described as CON 8J PT LOT 12 PCL 21535;PT 1 3 KR1861 PCL 28242, 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 clearance letter be received from the Northwestern Health Unit indicating that there has been a permit issued for the location and installation of a sewage disposal system for each lot and that any existing septic/sewage disposal system meets the required standard.

- 6) That proof be provided of an entrance permit being issued for proposed Lot 1.
- 7) That a survey of the lands describes the entire subject lands, including the retained lands.
- 8) That the new Lot 1 be rezoned to RR – Rural Residential from RU – Rural.
- 9) That an affidavit be received from the property owner, indicating that the garage building, located on the retained lot, is not used for residential purposes.
- 10) That proof be supplied to the Secretary Treasurer, that any plumbing located within the garage located on the retained lands, and referred to in correspondence from the representative of the Northwestern Health Unit on August 16, 2010, has been inspected and is in compliance with the regulations of the Ontario Building Code and the standards required by the Northwestern Health Unit.
- 11) That the Applicant or Agent provides proof of all of the conditions having being met, to the City of Kenora, with the documents referred to in condition 2 above, as part of a complete package.

CARRIED

V. OLD BUSINESS:

1. Application for Consent B02/10 Kubisewsky – Update - The OMB hearing was held August 17, 2010. There was evidence given by Mr. Kubisewsky. The City retained the services of Nadia De Santi, of FoTenn Consulting. A decision is expected within 4 to 8 weeks.
2. Official Plan and Zoning By-law Review – Zoning By-law Adoption – August 9, 2010
The adopted Official Plan is with the Ministry of Municipal Affairs and Housing and due back mid -September after the appeal period. The adopted Zoning By-law is in the appeal period which ends Aug. 31, 2010.

After completion of the appeal process new documents will be provided to all members. Comments from the MMAH will be included in documents.

3. Application for Consent B05/10 Loughheed – No Appeal – Mr. Loughheed has indicated he will be applying for future development, residential in nature, on the property.
4. Application for Consent B09/10 Luby - The Secretary Treasurer reviewed the additional information provided by the public expressing concern for an increase in traffic on the narrow street, preservation of wetlands and the driveway conflict of abutting properties.

Committee members discussed the need for a current survey to establish property lines and determine ownership of the driveways of abutting properties as well as a drainage plan prepared by a professional. Also required is further information from the Operations Department regarding the impact on traffic and the availability of servicing. The Committee requested this item be tabled pending additional information.

Moved by: Art Mior Seconded by: Terry Tresoor

THAT, in order to make a decision with respect to Consent Application No. B09/10 Luby, 1216 River Drive, PLAN M25 PT LOT 11 , for the creation of two lots, in addition to the information required per notice given July 21, 2010, the Kenora Planning Advisory Committee requires a survey of the northwest corner of the subject lands which are indicated as an access point, and of the south easterly corner which is indicated as an access point, and further that the survey information be utilized to further develop the proposed access in consideration of the recommendations in the Environmental Impact Statement(Haines) which forms a part of this application.

CARRIED

Ted Couch returned at 8:20 pm

5. Application for Consent B10/10 Lunam – Rescinded – Request for refund

Lunams have withdrawn their application and since the Application for a Minor Variance was never heard they are requesting a refund. The Committee agreed to the Secretary Treasurer's recommendation to reimburse the Lunams in the amount of \$200.00.

Moved by: Ted Couch

Seconded by: Wayne Gauld

CARRIED

VI. NEW BUSINESS:

1. Questions re: Planning and Property Meeting: No questions - The Secretary Treasurer indicated that she sent out the wrong set of meeting Minutes. The correct ones were distributed.
2. Proposed meeting date – September 16, 2010 - The Secretary Treasurer requested a change of date for the September Property & Planning Advisory meeting, in order that she can attend a training session.

Next meeting: Thursday, September 16 @ 7:00 p.m.

3. Application Z04/10 Zoning By-law Amendment – Recommendation

The Secretary Treasurer presented the Preliminary Planning Report and indicated that each lot is owned under separate title. An ownership change is required. The Operations Manager and Roads Supervisor will comment before the recommendation goes to Council. The Operations Manager did comment that there will be an opportunity to correct the sanitary system in area if approved. The position and width of driveway will have to be addressed when re-zoned to R3. The surrounding neighbours received notice and there were no objections. The Committee discussed that the Site Plan Control Agreement is to include bear proof garbage containers.

Moved by: Art Mior

Seconded by: Joyce Chevrier

THAT the Kenora Planning Advisory Committee recommends that the Council of the City of Kenora approves Application to Amend Zoning By-law Z04/10 Scribilo on properties described as 21 Mikado Avenue, PLAN M1 BLK 2 RP KR428 PART 1, and 21 ½ Mikado PLAN M1 BLK 2 E OF LOT 6, from R2 – Residential, Second Density to R3 – Residential, Third Density with reduced frontage requirement for each unit in a stacked dwelling from 6 metres per unit (24 metres) to 3.35 metres per dwelling unit (13.4 metres), and to increase the maximum width of a driveway in the R3 zone from 40% (or 10 metres) of the lot frontage to 64% or 8.55 metres. The effect of approval is to permit the construction of a four unit stacked dwelling with associated parking. The required site plan agreement should consider location of a bear-proof waste receptacle.

CARRIED

VII. ADJOURN

Moved by: Terry Tresoor

THAT the August 17, 2010 Planning Advisory Committee meeting be adjourned at 8:50 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF SEPTEMBER, 2010

CHAIR

SECRETARY-TREASURER



MINUTES

**CITY OF KENORA COMMITTEE OF ADJUSTMENT
REGULAR MEETING HELD IN THE OPERATIONS CENTRE, 60 FOURTEENTH ST. N,
August 17, 2010 @ 8: 51 P.M.**

PART C COMMITTEE OF ADJUSTMENT

I. CALL MEETING TO ORDER

James Tkachyk called the August 17, 2010 City of Kenora Committee of Adjustment meeting, to order at 8:51 p.m.

II. CONFLICT OF INTEREST

None

III. MINUTES:

July 20, 2010

a. Correction to minutes

Page 10 – Item No. 2 – this Item was not discussed therefore it was not accepted by motion or carried. To be removed altogether.

b. Approval

c. Business Arising

Moved by: Ted Couch Seconded by: Terry Tresoor

THAT the minutes of the Committee of Adjustment meeting of July 20, 2010 be approved as amended.

CARRIED

IV. APPLICATIONS:

1. Minor Variance A14/10 Kehl

The effect of approval is the construction of a woodworking shop and operation of a home industry on an undersized RR lot. The Committee cautioned that with the shop constructed first for storage it could remain that way indefinitely. The Committee is in support of home industry, but not a shop on a residential lot with no house. The Applicant to be made aware of the permitted uses of the property and options available for development of a woodworking shop.

Moved by: Wayne Gauld Seconded by: Terry Tresoor

THAT Application for Minor Variance A14/10 Kehl, for property described as JAFFRAY PT ML 555P RP 23R11295 PART 2 be deferred pending the applicant meeting with the City's Planning Administrator to discuss permitted uses on the property and options for development of a woodworking shop.

CARRIED

V. **OLD BUSINESS:** NONE

VI. **NEW BUSINESS:** NONE

VII. **ADJOURN**

Moved by: Terry Tresoor

THAT the August 17, 2010 meeting of the Kenora Committee of Adjustment be adjourned at 9:14 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 16th DAY OF SEPTEMBER, 2010

CHAIR

SECRETARY - TREASURER