



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,
May 18, 2010 7:18 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

PART A PUBLIC MEETINGS

I. APPLICATIONS:

Application for Minor Variance A05/10 Marek
Application for Minor Variance A06/10 Gyenge

DELEGATION: None

PART B PLANNING ADVISORY COMMITTEE

I. CALL MEETING TO ORDER:

James Tkachyk called the May 18, 2010 regular meeting of the Kenora Planning Advisory Committee to order at 7:18 p.m.

- II. CONFLICT OF INTEREST:** Ted Couch declared a conflict of pecuniary interest with an application heard at the April 8, 2010 meeting at which he was not in attendance; B02/10 Kubisewsky.
James Tkachyk indicated that, because he was not in attendance at the April 8, 2010 meeting, he would not be able to vote on any of the applications heard at that meeting.

III. MINUTES:

a) April 8, 2010

Moved by: Ted Couch Seconded by: Art Mior

THAT the minutes of the Planning Advisory Committee April 8, 2010 be approved as distributed.

2. Corrections to minutes: None

3. Business Arising: Wayne Gauld asked about the status of B01/10 Magierowicz. The Planning Department has not received any information with respect to the clearing of conditions for this application.

CARRIED

IV. Applications: None

V. Old Business:

1. Application for Consent B02/10 Kubisewsky – OMB Appeal - The Secretary Treasurer reported that the file has been compiled and sent to the Ontario Municipal Board.

- 2. Application for Zoning By-law Amendment Z02/10 DeGagne – The Secretary Treasurer stated that Council refused the application to rezone lands on Railway Street; the notice is in the newspaper tonight and the last date for appeal is June 7, 2010.
- 3. City of Kenora Official Plan: The Secretary Treasurer explained to the Committee that Council adopted the City of Kenora Official Plan at last night’s Council meeting, including an amendment to the designation of the lands on the east side of Cameron Bay. She went on to describe the process for the plan to take effect. The draft Zoning By-law will not be the focus of attention for both staff and this Committee.

VII. **NEW BUSINESS:**

1. **Questions from Property and Planning Meeting:** None

2. **Z03/10 - Application to Amend Zoning By-law:** This is an application to rezone lands at 503 First Street South (PLAN 3 BLK 2 LOT 168) to LC – Local Commercial with a reduction is uses to: clinic, personal services, studio, dental or other professional offices and residential uses above.

This property is the location of a two storey residential dwelling located on the corner of Fifth Avenue S., and First St S, ; in close proximity to the Kenora Shopper’s Mall, a bed and breakfast establishment, a church and two other residential appearing buildings which are used as professional offices. The neighbourhood, to the east is a mixture of densities.

Dr. Mark Libitka was invited to share other information with the Committee. He explained the parking layout proposed. Members of the Committee commented that there were no objections as long as the parking requirements are met.

Moved by: Art Mior Seconded by: Terry Tresoor

THAT the Kenora Planning Advisory Committee recommends that the Council of the City of Kenora approves Application to Amend Zoning By-law Z03/10 Henley, on property described as 503 First Street South, PLAN 3 BLK 2 LOT 168, from R2 – Residential, Second Density to LC – Local Commercial with a reduction is uses to: clinic, personal services, studio, dental or other professional offices and residential uses above.

CARRIED

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the May 18, 2010 Planning Advisory Committee, be adjourned at 7:35 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF June, 2010

CHAIR

SECRETARY-TREASURER



MINUTES

CITY OF KENORA COMMITTEE OF ADJUSTMENT REGULAR MEETING HELD IN THE OPERATIONS CENTRE, 60 FOURTEENTH ST. N, May 18, 2010 7:36 P.M.

PART C COMMITTEE OF ADJUSTMENT

I. CALL MEETING TO ORDER

James Tkachyk called the May 18, 2010 City of Kenora Committee of Adjustment meeting, to order at 7:36 p.m.

II. CONFLICT OF INTEREST - None

III. MINUTES:

April 8, 2010

Moved by: Terry Tresoor **Seconded by: Joyce Chevrier**

THAT the minutes of the Committee of Adjustment meeting of April 8, 2010 be approved as distributed.

2. Corrections to minutes: Change April 8th to March 16, 2010.

CARRIED

3. Business Arising - None

IV. APPLICATIONS:

1. Minor Variance A05/10 Marek

Discussion took place with respect to the proposed front yard setback and topography challenges of the subject lands, and impact to the character of the neighbourhood respecting the average front yard setbacks.

The Committee discussed the format of planning reports, in general, and whether or not an opinion should be included for each of the four tests of a variance application. Wayne Gauld will ask for opinions at the annual AGM of the Ontario Association of Committees of Adjustment and Consent Granting Authorities and report back to the Committee.

The Committee discussed possible driveway location and requirements for blasting in the front yard. The Committee would like to see elevations and concept plans provided as part of applications from now on.

Moved by: Wayne Gauld **Seconded by: Terry Tresoor**

THAT Application for Minor Variance A05/10 Marek, PLAN M38 PT LOTS 44 & 45; PCL 12155, 416 Sixth Street South, for relief of the rear yard requirements in the R1 zone, from 8.0 metres to 3.96 metres, for a variance of 4.04 metres be approved, as the general intent of both the Official Plan (2004) and Zoning By-law 160-2004 is maintained, the application is minor and the use is appropriate.

CARRIED

2. Minor Variance A06/10 Gyenge

The Committee discussed the general impact of approval of minor variances.

Moved by: **Seconded by:**

THAT Application for Minor Variance A06/10 Gyenge, PLAN 3 BLK 3 PT LOT 112; PT LOT 113, 214 Fourth Avenue North, for relief of the required front yard from 7.5 metres to 3.652 metres for a variance of 3.848 metres be

approved, as the general intent of both the Official Plan (2004) and Zoning By-law 160-2004 is maintained, the application is minor and the use is appropriate.

CARRIED

V. OLD BUSINESS:

Joyce Chevrier described a situation in a Keewatin neighbourhood respecting an accessory building built in the front yard abutting the Winnipeg River and that the view of the neighbours is impacted. Joyce recommends that the maximum size of accessory buildings in the front yard, abutting navigable waterways be reviewed.

Joyce referred to a newly constructed duplex dwelling which has been built to the maximum height and is not in character with the other residences in the neighbourhood as far as height is concerned. The Committee discussed and the consensus was that the maximum height in the R2 is appropriate. The Committee was asked if they would be available for a teleconference with respect to the draft zoning by-law next week. The Secretary Treasurer asked them each to review the draft and contemplate the intent of the by-law vis a vis the Official Plan. They will be contacted with respect to a conference call.

VI. **NEW BUSINESS:** None

VII. ADJOURN

Moved by: Terry Tresoor

THAT the May 18, 2010 meeting of the Kenora Committee of Adjustment be adjourned at 8:21 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF JUNE , 2010

CHAIR

SECRETARY-TREASURER