



Minutes
of the
Property and Planning Committee of Council
Wednesday, August 4, 2010
City Council Chambers
9:04 a.m.

Action

Present: Councillor W. Cuthbert, Chair
Mayor L. Compton
Councillor R. McMillan
Councillor D. McCann
Councillor C. Van Walleghem
Councillor C. Drinkwalter
Tara Rickaby, Planning Administrator
Karen Brown, CAO
Jennifer Findlay, EDO
Rick Perchuk, Operations Manager
Heather Kasprick, Deputy Clerk

Regrets: James Tkachyk, Planning Advisory Chair
Councillor J. Parson

A. Public Information Notices:-

Take Notice that Council intends to approve the following by-law(s) at its August 9, 2010 Meeting:

- A resolution to adopt amendments to the City of Kenora Official Plan, currently under review by the Ministry of Municipal Affairs and Housing under section 26 of the *Planning Act*, with respect to drive through facilities
- A Comprehensive Zoning By-law for the City of Kenora, under section 34 of the *Planning Act*
 - A By-law to authorize the sale of land to Martin Poirier
 - Agreement with Mike Newton

B. Declaration Of Pecuniary Interest And The General Nature Thereof:

- a) On today's agenda
 - b) From a meeting at which a Member was not in attendance
- There were none declared.**

C. Confirmation of Previous Standing Committee Minutes

Moved by R. McMillan, Seconded by C. Drinkwalter & Carried:-

That the Minutes of the last meetings of the Regular Standing Committee meetings held July 6, 2010 be confirmed as written and filed.

D. Standing Committee Deputations:

• **Jim Peary – Loughheed Property Development-Environmental**

Mr. Peary stated that he is not questioning the residential lot for the Loughheed property but the reason for the easement. He questioned why two residential lots need a highway going through them and why the need for an easement. Chairman Cuthbert stated that this file was given draft approval under the authority of the Planning Advisory Committee. Councillor Cuthbert also advised that the parties are sharing a driveway and that is why they need an easement and advised Mr. Peary that the Planning Administrator will get back to him with responses to his questions.

E. Addition(s) to Agenda:

N/A

F. Reports:

1. Signage - Sign By-Law

a. Themed signage – for municipal purposes

No report.

b. Location of signs for non-profit groups

No report.

c. Posters on utility poles

No report

d. Gateway Signage - Update

The contract has been awarded to Mike Newton and the photos have been distributed for review and comment. Four proposals were received and reviewed by an ad hoc committee. The contract is within budget and the proposal meets all the required timelines. The signage will be located at the snow plow turn around areas, on the east highway and on the west highway so that it is safe for people to pull in, park and have their photos taken.

Recommendation:

That the City of Kenora accept the proposal of Mike Newton Design for the construction of Gateway Signage at the east and west entrances to the City of Kenora; and further

That Council give three readings to a by-law to authorize the execution of an agreement between the City of Kenora and Mike Newton Design with respect to the construction of Gateway Signage.

Recommendation approved.

2. Rest Stop

Move to in-camera agenda.

Operations

Clerk

3. Official Plan/Zoning By-law Review Process

That the Planning and Property Committee recommends that Council:

1. Approves the Draft Ministerial Modifications and City-initiated Modifications to the City of Kenora Official Plan (May 25, 2010) now under review by the Ministry of Municipal Affairs; and
2. That this document be submitted to the Ministry of Municipal Affairs and Housing, to be considered as part of the original document (City of Kenora Official Plan – May 25, 2010).

Recommendation Approved.

Discussion:

Planning Administrator Tara Rickaby announced that they are at the end of the process. In July this committee recommended to Council that the Zoning by-law be adopted at the August 9th meeting and will be presented at this meeting for final approval. There will be a 20 day appeal period and after the official plan and zoning by-laws are adopted and after this twenty day period they will both come into effect.

4. LOW Development Commission Monthly Report

Recommendation:

That Council accept the July 2010 Monthly Report from the Lake of the Woods Development Commission

Recommendation Approved.

Discussion:

Economic Development Officer Jennifer Findlay was present to discuss the regular monthly update and highlights the activities of the Development Commission. She reviewed the activities in Tourism reports an increase in visitors and special events. There is not an active marketing campaign currently under way but they are working on a fall campaign to bring people back to the community. Summer experience brochures have been out for about 8 weeks and there have been many positive reports from the local businesses stating they have had new customers in their stores as a result. Under the Education and Training portion the focus was on 5 different areas. The Committee is looking at 3 examples of post-secondary education opportunities from across Canada; a completely new university, research facilities and special education training facilities. The Business Attraction Committee is continuing to work with the two companies that were here interested in business and with the prospective purchaser of the Abitibi lands. The Beaches, Parks and Trails the draft of the final report is ready to bring forward for Commission and Council approval. Jennifer spoke about the highlights of the 'Super Summer Sundays' campaign and the need for businesses to be open on Sundays. This initiative is in cooperation with the Kenora Chamber, Harbourtown BIZ, Tourism and Business Development partners. The Super Sundays website is operational and hours, and provides information such as which businesses are open and the events offered.

Council requested that the EDO provide a summary at the end of the monthly report to inform them what has been done since the last report. The Economic Development Officer agreed to add this to her monthly summaries.

Clerk
Planning

Clerk

5. Sale of Land to Martin Poirier

Recommendation:

That Council of the City Kenora of give three readings to a by-law to authorize the sale of land described as Part 5 on Plan 23R 11861, to Martin Poirier at the appraised value of \$.28 per square foot at 1363 square feet for a total of \$383.04, as established by Century 21 – Reynard Real Estate, plus all associated costs; and

That in accordance with Notice By-law #14-2003, arrangements be made to advertise the sale of the subject lands for a three-week period; and further

That the Mayor and Clerk are authorized to enter into the agreement of purchase/sale.

Recommendation Approved (resolution & by-law).

**6. RFP – Fire Hall No. 1 and Fire Hall No. 3
Move to In-Camera Agenda**

7. Anicinabe Park Washrooms

Discussion:

Manager of Operations Rick Perchuk advised the Committee that the Anicinabe Park Washroom upgrade is budgeted for under the Capital Works Program for 2010, however, the tenders have come in over budget. Staff has been working with Channel Technical Services to design a building with washroom/shower rooms with 2 areas which will be accessible. In reviewing the needs of the park these services are the minimum standard. There has been \$350,000 has been allocated in the budget, however, when the tenders were received the low bid was \$475,000. There has been discussions with the successful contractor to discuss changes to the specifications to reduce the contract requirements and therefore the cost. After these discussions it was reduced to \$404,000 from cuts to original specifications. The Committee agreed that new facilities are required and directed staff to find a funding source to move the project forward.

Other Business:

N/A

Motion - Adjournment to Closed Meeting:

That this meeting be now declared closed at 9:40 a.m.; and further

That pursuant to Section 239 of the Municipal Act, 2001, as amended, authorization is hereby given for Council to move into a Closed Session to discuss items pertaining to the following matters:-

- i) **Security of Property Matter**
- ii) **Proposed Acquisition and Disposition of Land Matter**
- iii) **Personal Matter about an Identifiable Individual**

Committee reconvened at 10:51a.m. with three (3) reports.

Clerk

CAO/
Operations

1. Keewatin Medical Centre Lease

Recommendation:

That Council of the City of Kenora hereby support a lease with Drs. J. Kroeker, T. Wehner, and S. Wiebe for the Keewatin Medical Clinic located at 904 Ottawa Street for a 10 year lease; and further

That the City solicitor be requested to develop a lease for the Keewatin Medical Clinic incorporating the following new terms and conditions:

- ~ 10 year lease
- ~ Annual COLA clause provision
- ~ Include a provision to allow both parties, by mutual consent, to Amend conditions of the lease within its term
- ~ And any other terms or conditions that the City Solicitor deem necessary

Recommendation Approved.

Clerk

2. Lame Duck Provisions – Land Matters

Recommendation:

Whereas under Section 275 of the Municipal Act, Kenora City Council will be subject to various restrictions under the Restricted Acts After Nomination Day provision;

Now therefore, let it hereby be resolved as follows:

That staff be directed to prepare a bylaw authorizing the CAO to perform certain land matters under the Restricted Acts After Nomination Day provision.

Recommendation approved.

Clerk

3. Lake of the Woods Discovery Centre Contract

Recommendation:

That the contract between the City of Kenora and True North Storytelling Inc., executed on June 14, 2010 for the professional planning and design services for the interior components of the Lake of the Woods Discovery Centre be terminated; and further

That an RFP tender for the services at the Discovery Centre be re-advertised.

Recommendation approved.

Clerk

The meeting adjourned at 10:52 a.m.