



**Minutes**  
of the  
**Property and Planning Committee of Council**  
**Held Tuesday, July 6, 2010**  
**City Council Chambers**  
**9:00 a.m.**

**Action**

**Present:** Councillor W. Cuthbert, Chair  
Mayor L. Compton  
Councillor R. McMillan  
Councillor J. Parson  
Councillor C. Van Walleghem  
Councillor C. Drinkwalter  
Tara Rickaby, Planning Administrator  
Bill Preisenzanz, CAO  
Rick Perchuk, Operations Manager  
Heather Kasprick, Deputy Clerk

**Regrets:** James Tkachyk, Planning Advisory Chair  
Jennifer Findlay, EDO  
Karen Brown, Finance & Administration Manager  
Councillor D. McCann

**A. Public Information Notices:-**

**Take Notice that Council intends to approve the following by-law(s) at its July 12, 2010 Meeting:**

- A By-law to enter into an easement agreement with two property owners
  - A By-law to deem two lots not to be part of a plan of subdivision

**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 C. Drinkwalter, Seconded by C. Van Walleghem & Carried:-**

**That** the Minutes of the last meetings of the Regular Standing Committee meetings held June 8, 2010 be confirmed as written and filed.

**D. Standing Committee Deputations:**

**N/A**

**E. Addition(s) to Agenda:**

**N/A**

**F. Reports:**

**1. Signage - Sign By-Law**

- a. Themed signage – for municipal purposes – **HOLD**
- b. Location of signs for non-profit groups – Councillor Cuthbert indicated that there may be an opportunity for the City to construct permanent, changeable message boards throughout the City (suggestions are Lakeview Drive, Tourism info, Jack Robinson Park, intersection at Valley Drive and Airport Road and the Discovery Centre), to provide an avenue for advertising for non-profit groups. This concept came forward from Beaches, Parks and Trails Committee. This item will be forwarded for consideration for the 2011 capital budget. The Committee supported this moving forward under capital projects.
- c. Posters on utility poles – **HOLD** for confirmation of short form wording sent to Municipal Solicitor and a report from the Operations Department.
- d. Gateway Signage – Update – The tender closes July 16<sup>th</sup>.

Operations

Operations

**2. Rest Stop**

Staff were directed to follow up with MTO to determine status of the counter-offer.  
**Hold**

Planning

**3. Official Plan/Zoning By-law Review Process**

The update will be provided as part of the Statutory Public meeting, to be held at 10:00 a.m. by the Property and Planning Committee.

**4. City of Kenora Public Library – Designation under Heritage Act**

**REMOVE**

Remove from Agenda based on discussions with Lori Nelson until January 2011.

Heritage  
Kenora

**5. Application for Waiving of Sign Permit Fees - Paterson**

**Recommendation:**

**That** Council of the City of Kenora hereby approve the location of a 8’x6’ sign to be located at the Paterson Medical Centre adjacent to the new addition; and

**That** the requirement for a ground sign fee for this application be suspended; and further

**That** use of the City’s brand logo be granted to the Paterson Foundation for use on the ground sign at the Paterson Medical Centre.

**Recommendation approved.**

Clerk/CAO

**6. LOW Development Commission Monthly Report**

**Recommendation:**

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

**Recommendation Approved.**

Clerk

**7. Easement Agreement – Utility Purposes**

**Recommendation:**

**That** the City of Kenora authorizes the Mayor and Clerk to enter into an easement agreement with Barton and Lorelie Stebnitsky and with Dean and Tanya Laewetz for granting right to construct, operate, maintain, repair, replace, renew and make additions to sewer (storm and/or sanitary), and/or water services and/or any part thereof, including all necessary manholes, fixtures, equipment and all appurtenances on property described as 38 Shauna Crescent; M 884 LOT 7 PARCEL 40364 and 40 Shauna Crescent; M 884 LOT 6 respectively.

**Recommendation Approved** (resolution & by-law).

Planning  
M.  
Solicitor

**8. Application to deem two lots**

1. **That** all the lands contained within the boundaries of Lots 18-1 and 19-1, on Registered Plan of Subdivision M. 904, in the City of Kenora, formerly the Town of Jaffray Melick are hereby deemed not to be lands described in accordance with a registered plan of subdivision for the purposes of Section 50(3) of the Planning Act, RSO 1990.
2. **That** in accordance with the provisions of the Planning Act, this by-law shall come into force and take effect on the final passing thereof by the Council of the Corporation of the City of Kenora and upon registration of this by-law in the Land Titles office for the District of Kenora.
3. **That** the Applicant shall be responsible for all costs associated with such registration.
4. **That** the Mayor and Clerk are hereby authorized to execute any and all documents required to complete this transaction.

**Recommendation Approved.** (resolution & by-law)

Planning  
M.  
Solicitor

**9. Re-Naming of Fifth Street South**

**Recommendation:**

**That** in recognition of Mike Richards’s NHL professional hockey accomplishments, including being part of the 2010 Canadian Men’s Olympic Hockey Team, the Council of the City of Kenora hereby re-names a portion of a road, locally known as Fifth Street South as shown on Plan M8 (Savage Street) to ‘Mike Richards Way;’ and further

**That** in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to adopt a by-law at its July 12 Council Meeting, re-naming the above-described portion of road to ‘Mike Richards Way.’

<p><b>Recommendation Approved</b> (resolution and by-law).</p> <p><b>10. Ottawa Street Lease Agreement</b>  <b>Recommendation :</b>  <b>That</b> Council of the City of Kenora authorize the Mayor and Clerk to enter into an a Lease Agreement for Unit A located at 1008 Ottawa St with the Canadian Red Cross Society for a term of one year (July 1, 2010 to June 30, 2010) for the sum of \$655.63 per month as described in the formal lease agreement dated July 1, 2010.</p> <p><b>Recommendation Approved</b> (resolution and by-law).</p> <p><b>10. Sunnyside Road – Surveying for Transfer</b>  The Planning Administrator explained that the portion of the Sunnyside Road which is located on lands currently owned by William Loughheed Trucking is being surveyed out for transfer to the City. The City maintains the road and would now have a 20 metre road allowance and ownership. The draft reference plan will be reviewed by the City before it is deposited at Land Titles.</p> <p><b>Information only.</b></p> <p><b>Other Business:</b>  <b>N/A</b></p> <p><b>Motion - Adjournment to Closed Meeting:</b></p> <p><b>That</b> this meeting be now declared closed at 9:32 a.m.; and further</p> <p><b>That</b> 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:-</p> <ul style="list-style-type: none"> <li>i) <b>Security of Property Matter</b></li> <li>ii) <b>Proposed Acquisition and Disposition of Land Matter</b></li> <li>iii) <b>Personal Matter about an Identifiable Individual</b></li> </ul> <p><b>Committee reconvened at 10:46 a.m. with one (1) report.</b>  <b>That</b> Council of the City of Kenora hereby declares property described on the application to purchase, CON 1J WPT ML 18 RP KR1055;PART 1 PCL25566 and CON 1J DES KR 1005 PART 18 PART &amp; RP 23R2992 PARTS 1 &amp; 2 PCL 29148 and Lake of the Woods, as surplus to the needs of the municipality; and</p> <p><b>That</b> 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</p> <p><b>That</b> once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to Thomas BOWMAN, Constance BOWMAN, Mary Margaret MAZZEI and Catherine POKOTYLO at the appraised value, for each of four lots, as established by Century 21 – Reynard Real Estate, plus all associated costs.</p> <p><b>Recommendation Approved.</b></p>	<p><b>Planning</b></p> <p><b>Clerk CBO</b></p> <p><b>Clerk/ Facilities</b></p>
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## **Other Business:**

### **Zoning By-Law**

#### **Recommendation:**

**That** the following revisions be made to the Final Draft Zoning By-law (June 16, 2010) in order to ensure that the City's Zoning By-law conforms to the Official Plan:

- **Minor Editorials throughout the document to fix typos, formatting, etc**
- **Section 1.13 Request for Amendments**  
Insert new second paragraph to read, "Minor amendments to the Zoning By-law are permitted without adopting an amendment provided they do not change the intent of the Zoning By-law. Minor amendments could include: number changes; cross-referencing; correcting grammatical or typographical errors.
- **Section 1.3.6 Holding Zone**  
In the last second line, delete "which are identified in the exception provisions"
- **Section 3.26 Landscaped Open Space and Landscaped Buffer Strips**  
Delete (e) and (f)
- **Section 3.29.7 New Uses in Existing Buildings in Harbourtown Centre**  
Second sentence – delete "Table 3" and insert "Table 4".
- **Section 4.6 Local Commercial Zone**  
Sub Section 4.6.2 Permitted Uses, insert "Drive Through Facility"  
  
Sub Section 4.6.3 Zone Regulations (l), delete "For any permitted convenience store, restaurant or retail store the maximum total floor area of the permitted use shall be 300 m<sup>2</sup>." and insert "For any permitted convenience store, restaurant, drive through facility, or retail store the maximum total gross floor area of the permitted use shall be 300 m<sup>2</sup>."
- **Section 4.9 Tourist Commercial Zone**  
Title to be changed to "Tourist Recreational"  
  
Sub Section 4.9.1 Purpose. Existing text to be deleted and replaced with "This zone allows for a variety of accommodations to be established for recreational and tourism purposes."  
  
Sub Section 4.9.2 Permitted Uses delete "personal service business".  
  
Sub Section 4.9.3 Zone Regulations (k) and (l), insert "gross" after "total" and before "floor"
- **Section 4.10 Light Industrial Zone**  
Sub Section 4.10.2 Permitted Uses, Insert "Drive Through Facility".  
  
Sub Section 4.10.3 Zone Regulations. Insert new (m). For any permitted restaurant or drive through facility, the maximum total gross floor area of the

permitted use shall be 300 m<sup>2</sup>.

- **Section 4.11 Heavy Industrial Zone**

Sub Section 4.11.2 Permitted Uses, Insert "Drive Through Facility".

- **Zoning Schedules (Map) changes**

Change "Tourist Commercial" to "Tourist Recreational"

Fire Hall, Second Street changed from Institutional to General Commercial

**Recommendation Approved.**

The Planning Administrator reminded those present of a 20 day appeal period following the by-law being adopted that will need to be considered prior to the new by-law being in effect. There is a request to hold a special Council meeting on August 12<sup>th</sup>, 2010 to amend the Official Plan and to adopt the Zoning By-law. The draft Official Plan amendment will be considered by the Property and Planning Committee, for recommendation to Council, at the regular Property and Planning meeting on August 4, 2010.

**Recommendation:**

**That** as recommended by the Planning and Property Committee recommends that Council hereby adopts by-law Number 136-2010, being the Comprehensive Zoning By-Law for the City of Kenora, including all text and associated schedules (maps); and further

**That** Zoning By-law Number 160-2004, as amended be and is hereby repealed.

**Recommendation Approved.**

The meeting adjourned at 10:55 a.m.

Planning

Planning