



City of Kenora
Planning Advisory Committee
60 Fourteenth St. N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2059

**MINUTES
CITY OF KENORA COMMITTEE OF ADJUSTMENT &
PLANNING ADVISORY COMMITTEE
REGULAR MEETING HELD IN THE OPERATIONS CENTRE
60 FOURTEENTH ST. N., KENORA
September 20, 2011
7:00 P.M.**

Present:

James Tkachyk	Chair
Wayne Gauld	Vice Chair
Terry Tresoor	Member
Ted Couch	Member
Vince Cianci	Member
Richard Perchuk	Operations Manager
Patti McLaughlin	Minute Taker

Regrets:

Tara Rickaby	Secretary-Treasurer
Wendy Cuthbert	Member

DELEGATION: None

(i) Call meeting to order

James Tkachyk called the September 20, 2011 meeting of the Kenora Planning Advisory Committee to order at 7:00 p.m.

James Tkachyk reviewed meeting protocol for those in attendance and introduced Richard Perchuk who would be filling in for the Secretary-Treasurer, Tara Rickaby.

(ii) Additions to the Agenda - None

(iii) Declaration of Interest

James Tkachyk called for declarations of conflict of interest – at this meeting or a meeting at which a member was not present: None

(iv) Adoption of Minutes of previous meeting:

Adoption of minutes of previous meeting: August 16, 2011

Corrections - None

Business arising from August 16, 2011 Meeting: None

Moved by: Terry Tresoor Seconded by: Ted Couch

That the minutes of the August 16, 2011 meeting of the Kenora Planning Advisory and Committee of Adjustment be approved as amended.

CARRIED

Adoption of Minutes of Special meeting:

Adoption of minutes of special meeting: August 25, 2011

Corrections – None

Business arising from August 25, 2011 Meeting: None

Moved by: Ted Couch Seconded by: Wayne Gauld

That the minutes of the August 25, 2011 Special Meeting of the Kenora Planning Advisory and Committee of Adjustment be approved as amended.

CARRIED

(v) Correspondence relating to applications before the Committee

- From MNR re: S02/11 – will be discussed later in the meeting.

(vi) Other correspondence None**(vii) Consideration of Applications for Minor Variance****1. A08/11 McKim Application to permit encroachment into rear yard**

Present for the meeting: Karen McKim, 1411 Wildwood Drive

Karen McKim presented the application for a minor variance and is seeking relief from section 3.11.1 b) iv of Zoning By-law 160-2010, as amended, in order to construct a detached garage closer to the street than the main building. The garage would be closer to Wildwood Drive than their residence. She discussed how the application meets the four tests for a minor variance: the street side is the only option for the garage as the lake side is not a desirable, functional location. The proposed location exceeds the required set back. The application is minor due to support received from neighbours who each have accessory buildings at street side and that it would be in character with the surrounding development. She added that another neighbour, Denise Forsyth, has also indicated support for this application.

Richard Perchuk commented that there were no objections from the Planning Department as the addition of the attached garage does not affect the amenity space, is generally characteristic of an R1 neighbourhood and in keeping with the development in the neighbourhood and other waterfront neighbourhoods within the City.

Comments from other Departments and Agencies

- The Building and Roads Departments have no objections.
- The Water & Sewer Department advised that a locate was required prior to construction.
- There were no objections received from Kenora Hydro, Kenora Fire & Emergency Services or Heritage Kenora.

James Tkachyk advised that locates must be obtained for any service lines running to the main residence and that the City is in support of the application at this point, but that Committee members would be allowed comment.

Comments from the Public

- Dwain Hill, neighbour, had no objections.
- David Schwartz, neighbour, supported the application.

Shane Henley, Rabbit Lake Road, explained that he was of the understanding, after speaking with the Secretary-Treasurer, that he was to apply for a severance not a subdivision, but that he was made aware of the 3 plus 1 ruling. Candide added that she was advised to refer to the Application as a severance not a subdivision in her Report.

Committee recounted past discussion on the possible deviance away from the rule but that it never went any further than a discussion. They noted that this Application is difficult to approve at this stage without knowing what the Secretary-Treasurer's thoughts were. Terry Tresoor reminded Committee that a 3 plus 1 ruling is what is the current regulation.

James Tkachyk asked whether or not there was anyone else present who wished to speak either for or against the application. There were no other comments.

James Tkachyk recommended that a clearance letter be received from Bell Canada and Hydro One Networks indicating that easement requirements have been satisfied and that a clearance letter be received from the Northwestern Health Unit indicating that there is adequate area for a private sewage system on the new lot.

James Tkachyk summarized by advising the Committee that they had three choices before them either: accept the application, decline the application or table it pending further comment from the Secretary-Treasurer.

Wayne Gauld commented that he approves of the severance and is aware that it has been divided 4 times. He made a motion to accept the Application.

Moved by: Wayne Gauld

Seconded by: Vince Cianci

James Tkachyk advised the public that the meeting was open for debate by Committee members only.

Terry Tresoor requested the Committee make a motion to table it until guidelines are decided and that he couldn't support the motion at this time.

Vince Cianci commented that everything fits except the 3 plus 1 rule. They already have their driveway. The property can't be divided again due to the size restriction. It is not the original owner that is requesting the severance. To go through a sub division process would be too cumbersome and costly. If they went through the sub division process we would probably approve it. Other Communities are adjusting their ruling.

Terry Tresoor and Ted Couch were in agreement, but not before a standard was established and would prefer the presence of the Secretary-Treasurer prior to making a decision. Richard Perchuk would contact FoTenn Consulting and provide the Committee with further information.

James Tkachyk asked Wayne Gauld and Vince Cianci if they would like to withdraw their motions.

Motion to Withdraw Motion:

Moved by: Wayne Gauld

Seconded by: Vince Cianci

Candide was advised to attend the next meeting October 25th, 2011.

James Tkachyk requested the Committee make a motion to table the decision pending further information.

Moved by: Terry Tresoor

Seconded by: Ted Couch

That Application for Consent B12/11 Henley, for the creation of one new rural lot from property described as, CON 8 LOT 14 PT DES 23R9227 PART 4 PARCEL 40597, 433 Essex Road, be approved subject to 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 transferee not be the name of the same person on the Transfer Deed of Land Form.
- 5) That the City of Kenora receives a clearance letter from the Northwestern Health Unit that there is adequate area for a private sewage system on the new lot.
- 6) The City of Kenora receives a clearance letter from Bell Canada and Hydro One Networks indicating that there are adequate utility easements or that no easement is required.

Tabled

2. B13/11 Sukkau

Application to Consent for Easement

Present for the meeting: Jim Hook, Agent

Jim Hook, acting Agent, on behalf of Norman and Sherry Sukkau, owners of lands described as PLAN 23M954 LOT 8 Williams Road, explained that the application is to create an access easement over a portion of their property. The easement will be in favour of properties described as PLAN 23M954 LOT 5, LOT 6, and LOT 7. He explained that the terrain is limiting and it would be too costly and difficult to build a driveway directly off Williams Drive. The neighbours got together and found a suitable solution. The 3 owners of the lots, whose land has to be crossed, have signed easements. There has not been any surveying done at this time but will be done upon approval of the Application.

Richard Perchuk explained that Applications B13/11, B14/11 and B15/11 are all linked. The Planning Report states that the easement is to be granted through the consent application process; however, it will not result in the creation of a new lot. The proposed width of the easement would be 10 metres and the existing driveway extends approximately 163 metres to the south east.

Comments from the Planning Department indicate that this application is made in conjunction with B14 and B15 for right-of-way easements – Scurfield Subdivision – Williams Road. The proposed consent conforms to the policies that guide land severance approvals within the City, as set out in Policy 8.10.4 of the Official Plan. In particular, Policy 8.10.4 i) states that consents may be granted for easements. In this case, the proposed consent is required to provide an access easement over a portion of the existing property. Since the easement does not result in the creation

of a new lot, it is not required to comply with the zone regulations of the RR zone. Section 3.29.3 limits the width of the driveway to 10m or 40% of the lot frontage in the RR zone. The proposed driveway complies with this provision.

Comments for Departments and outside Agencies:

- The Roads Department supports the private driveway due to topographical issues with access to each lot off Williams Road.
- The Engineering, Water & Sewer and Building Departments had no comment.
- No comment was received from Hydro One, Kenora Fire & Emergency Services or Heritage Kenora.

James Tkachyk asked the Committee for comment. There was no comment from the Committee.

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

Dan Olscamp, 709 D Peterson Road, questioned if access is so difficult why were the Applications approved in the first place.

Vince Cianci clarified that when the subdivision was approved the developer has concepts that ensure entrances. The owners got together and found a better solution that suits their needs, which in this case is an easement. People can choose a simpler route. Jim Coats added that the solution was more economical.

James Tkachyk commented that there are 3 applications with the same Plan number before the Committee and suggested making a motion on all 3 applications.

Moved by: Vince Cianci Seconded by: Wayne Gauld
THAT Application No. B13/11 Sukkau, owners of lands described as PLAN 23M954 LOT 8 Williams Road, for the creation of an access easement over a portion of their property in favour of properties described as PLAN 23M954, LOT 5, LOT 6, and LOT 7 be approved subject to 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 easement, for the purposes of access, shall be in favour of property described as PLAN 23M954 LOT 8 Williams Road and be a width of 10 metres and extend 163 metres from the Williams Road.

CARRIED

3. B14/11 Woloshyn Application to Consent for Easement

Present for the meeting: Jim Hook, Agent

Jim Hook, acting Agent, on behalf of John and Debra Woloshyn, owners of lands described as PLAN 23M954 LOT 7 Williams Road, explained that the application is to

create an access easement over a portion of their property. The easement will be in favour of properties described as PLAN 23M954 LOT 5 and LOT 6. The easement is intended to deal with topographical issues and will facilitate access to the lots.

The Planning Report indicated that the easement is to be granted through the consent application process; however, it will not result in the creation of a new lot. The proposed width of the easement would be 10 metres and the existing driveway extends approximately 61 metres to the south east.

The Planning Department notes that this application is being made in conjunction with B13 and B15 for right-of-way easements – Scurfield Subdivision – Williams Road. The proposed consent conforms to the policies that guide land severance approvals within the City as set out in Policy 8.10.4 of the Official Plan. In particular, Policy 8.10.4 i) states that consents may be granted for easements. In this case, the proposed consent is required to provide an access easement over a portion of the existing property. Since the easement does not result in the creation of a new lot, it is not required to comply with the zone regulations of the RR zone. Section 3.29.3 limits the width of the driveway to 10m or 40% of the lot frontage in the RR zone. The proposed driveway complies with this provision.

Comments from other Departments and Agencies

- The Roads Department supports the private driveway due to topographical issues with access to each lot off Williams Road.
- The Engineering, Water & Sewer and Building Departments had no comment.
- No comment was received from Hydro One, Kenora Fire & Emergency Services or Heritage Kenora.

James Tkachyk asked the Committee for comment. No comment.

James Tkachyk asked whether or not there was anyone else present who wished to speak either for or against the application. There were no other comments.

Moved by: Vince Cianci Seconded by: Wayne Gauld
THAT Application No. B14/11 Woloshyn , owner of lands described as PLAN 23M954 LOT 7 Williams Road, for consent for an easement for access in favour of properties described as PLAN 23M954, Lot 5 and Lot 6, be approved subject to 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 easement, for the purposes of access, shall be in favour of property described as PLAN 23M954 LOT 7 Williams Road and be a width of 10 metres and extend 61 metres from the Williams Road.

CARRIED

4. B15/11 Kesselman**Application to Consent for Easement**

Present for the meeting: Jim Hook, Agent

Jim Hook, acting Agent, on behalf of Murray and Jane Kesselman, owners of lands described as PLAN 23M954 LOT 6 Williams Road, presented the application for consent for an easement for access in favour of the property described as PLAN 23M954 LOT 5 in a Rural Residential Zone. The easement is intended to deal with topographical issues and will facilitate access to the lot.

The Planning Report indicated that the proposed width of the easement would be 10 metres and the existing driveway will extend approximately 71 metres to the south east. The subject property is located in an area characterized by waterfront rural residential development.

The Planning Department notes that this application is being made in conjunction with B13 and B14 for right-of-way easements – Scurfield Subdivision – Williams Road. The proposed consent conforms to the policies that guide land severance approvals within the City as set out in Policy 8.10.4 of the Official Plan. In particular, Policy 8.10.4 I) states that consents may be granted for easements. In this case, the proposed consent is required to provide an access easement over a portion of the existing property. Since the easement does not result in the creation of a new lot, it is not required to comply with the zone regulations of the RR zone. Section 3.29.3 limits the width of the driveway to 10m or 40% of the lot frontage in the RR zone. The proposed driveway complies with this provision.

Comments from other Departments and Agencies

- The Roads Department supports the private driveway due to topographical issues with access to each lot off Williams Road.
- The Engineering, Water & Sewer and Building Departments had no comment.
- No comment was received from Hydro One, Kenora Fire & Emergency Services or Heritage Kenora.

James Tkachyk asked the Committee for comment. No comment.

James Tkachyk asked whether or not there was anyone else present who wished to speak either for or against the application. There were no other comments.

Moved by: Vince Cianci Seconded by: Wayne Gauld

THAT Application B15/11 Kesselman, owner of lands described as PLAN 23M954 LOT 6 Williams Road, for consent for an easement for access in favour of the property described as PLAN 23M954, Lot 5, be approved subject to 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 easement, for the purposes of access, shall be in favour of property described as PLAN 23M954 LOT 6 Williams Road and be a width of 10 metres and extend 71 metres from the Williams Road.

CARRIED

5. B16/11 Breggian Application for Consent for Lot Addition

Present for the meeting: Doug Bruce,
 Randall Seller, Agent

Randall Seller, acting Agent, for property owner Marcella Field, Trustee of the Estate of George Herman Breggian presented the application for a lot addition and technical severance. He explained that both properties have houses on them; one accessed by Peterson Drive and the other from Darlington Drive. Mr. Bruce owns property touching to the north east and is asking that Parts 2 and 3 be added as a lot addition to the Bruce property and that the land on Peterson Drive be severed off. The properties meet all the requirements. In the end there will still be 2 pieces of property but the Bruce property would increase in size. This application is being made as a result of two properties having merged title and to settle an estate matter. Applicant proposes to use the property for residential purposes. He advised that the severance should include a condition, under the Land Titles Act, that one can't be sold without the other.

The Planning Report indicates that the new lot will meet the minimum lot frontage and lot area requirements of the RR Zone in the City's Zoning By-law No. 160-2010. The current zoning of the existing lot is RR-Rural Residential. The lands to be added are zoned RR-Rural Residential. It is recommended that the newly formed lot continue to be zoned RR – Rural Residential. It is proposed that the lot will be serviced by privately owned and operated water and sewer systems. The subject properties are presently accessed by Darlington Drive and Peterson Drive.

Comments from other Departments and Agencies

- No comment was received from the Engineering, Roads or Water & Sewer Department.
- No comment was received from the NWHU, Ministry of Transportation, Emergency Services or Heritage Kenora.

Doug Bruce clarified that he met with Doug Vergunst from the Northwestern Health Unit and he agreed the addition was acceptable with regards to size and meeting his criteria.

James Tkachyk asked the Committee for comment.

Randall Seller clarified, using the diagram, the intent of the Application.

Committee members agreed that what was being proposed made sense.

James Tkachyk asked whether or not there was anyone else present who wished to speak either for or against the application. There were no other comments.

Moved by: Terry Tresoor Seconded by: Wayne Gauld
THAT Application for Consent No. B14/11 Breggian , for a lot addition of merged lots described as KR39 PT 2 TO 3 PCL 22332 BEING PT ML D131(structure at 182 Darlington Drive) and PT LOC D112 PCL 21631 AND RP 23R6701 PART 1 PCL 36705 (house at 44 Peterson Drive) to property described as KR39 PT 1 PT 4 ML D13, having regard to the Provincial Policy Statement (2005), and compliance with

the intent of the City of Kenora Official Plan (2010) and Zoning By-law No. 160-2010, per the planning report 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 Applicant, immediately following the transfer of PIN 42153-882 to the applicant, that a registration pursuant to section 118 of the Land Titles Act be registered to provide that the transferred PIN shall be a lot addition to property owned by the applicant being PIN 42153-0081 and thereafter the 2 pins to be consolidated.
- 5) That the Purchaser agrees to pay all related costs including legal fees and survey fees and any other disbursements related to the transfer of the noted properties.
- 6) That the City of Kenora receives a clearance letter from the Northwestern Health Unit indication that there are no concerns.

CARRIED

6. S03/11 Lafreniere Application for plan of subdivision (hearing only)

Present for the meeting: Doug Lafreniere, Developer
Jeffrey Port, Agent

Jeffrey Port, acting Agent, for D. Lafreniere Development Ltd. presented the application for consent for a plan of subdivision to create fifteen (15) new lots, a block and two roads on property described as 2100 Coker Road. The subject land is approximately 52 ha in size and abuts Black Sturgeon Lake. This is the public meeting portion of the process for approval of plan of subdivision. No decision will be made tonight, but the purpose of this meeting is to introduce the plan of subdivision and propose a Zoning By-law amendment. The property is the location of the former Birchcliffe Group Home with frontage on Black Sturgeon Lake which contains 3 to 4 structures on the property. The proposal is for 9 waterfront lots and 6 back shore lots for a total of 15. A common area (block # 16) is proposed to allow back lot access to the lake. The Black Sturgeon Lake restricted development areas, the Official Plan land use policies and Zoning By-law requirements have been met. The one red flag concerning protective areas for fisheries management has been incorporated into the plan of subdivision. He added that the intent is to work with the City to enter into a site plan control agreement. The Application is in compliance regarding frontages and lot sizes, but there are a couple of issues: the property is zoned I-Institutional, RU-Rural with BSL-Black Sturgeon Lake (Restricted Development Area) special overlay on the west shore. Mr. Lafreniere proposes an amendment to the Zoning By-law to designate the lands as BSL RR with the only exception being for lots 11 and 12 as these lots contain the former Birchcliffe residences and if changed to BSL R2 would conform as each piece has 2 residences on them. He would like to retain the residences on each property. It is proposed that the property would be entered off the Coker Road and follow the existing road in

which would be brought to city standard by the developer. A drainage plan has been submitted.

Comments from other Departments and Agencies

- The Roads Department commented that the road is to be built to City of Kenora standard with a max 8% and that the intersection of the new roads be constructed to allow for a safe stopping distance. Currently it appears that the access to the shoreline is over proposed Lot 5 and not within Block 16.
- Additional information received from the Roads Department: Drainage along ditch lines will be impeded by rock outcroppings in several locations on hills and may require blasting to prevent undermining of the road. The length of culvert, at the 3rd culvert in at the bottom of the large fill area to get the grade acceptable, will have to be long enough for the high embankments and be of suitable material (at present it is a large steel pipe and water goes under and not in the pipe).
- The NWHU had no objection, but would like a condition imposed that requires existing septic systems to be upgraded and that clay be brought into (proposed) Lots 6 and 7 to line the bottom of the proposed future septic systems of these two lots.
- No comment was received from Hydro One and Bell Canada
- No comment from The Ministry of Transportation, The Ministry of Natural Resources re: shore allowance or natural heritage values.
- No comment from Kenora Emergency Services.

Jeff Port added that the shore allowance intends to be purchased. It is acknowledged that the proposed reusing of the residents on Lots 11 and 12 is not in keeping with the Black Sturgeon overlay and that in the past the City has discouraged more than one residence on a rural lot, but when it operated as group home it was accepted under the old By-law. Servicing will be by individual private wells or from surface water of the Black Sturgeon Lake and private individual sewage systems.

James Tkachyk asked the Committee for comment.

Committee members questioned whether an archeologist investigation had taken place and Jeff Port indicated that a supplementary report was to follow.

Vince Cianci suggested that with regards to Lots 10, 12 and 15 that the developer build roads off the new road entering onto the development and that no access should be off of the Coker Road directly onto those lots. Having the lots face the interior road makes sense. Jeff Port indicated that all roads were to come off the subdivision main road (currently not named) and referred to Eagle Shores Subdivision as an example.

Discussion ensued regarding the use of Lot 16 for more than access and egress, the protrusion of the communal dock and possible impact to Lot 4, the safe guarding against future subdividing of the back lots, the appearance of the restricted area extending beyond Lots 1 and 2 and the granting of approval for 2 residences on one lot as this would be setting a bad precedence.

James Tkachyk commented on the 2009 Fisheries Report and that it might be dated. Jeff Port replied that the Report was prepared for the Vendor to allow them to have orderly development.

Jeff Port commented that without an entrance permit you don't build. Could be part of the Subdivision Agreement.

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

Allan Bisset, 85 Worona Road, expressed concern with regards to protection of the fish habitat and wondered what measures would be put in place to control the type and number of structures allowed to be built per lot in the restricted area and how it would be enforced. Jeff Port clarified that the number of dock slips would be controlled through site plan control and with regards to Lots 11 and 12 there are two existing dwellings currently on them and that the developer would like to retain the buildings and have those two lots zoned R2 to allow the existing buildings to remain since they are already there and it would be a shame to remove a perfectly good building for absolutely no reason.

Dan Olscamp, 709 -D Peterson Road explained that he was a member of the Black Sturgeon Property Owner's Association and that he plans to take the allowance of dock access for the back lots to the OMB because he wants to limit the affect on the lake. He states that the docks will be used by relatives of back lot owners.

Jeff Port commented that he and Dan Olscamp worked on the Black Sturgeon Lake Study and that extensive discussion had taken place through meetings with PAC, Council etc. regarding back lot access to the lake and the process was clear and the policies are clear and nothing changed and this is in compliance with all studies.

Doug Lafreniere commented that construction of an access road was due to popular opinion but could be re thought.

James Tkachyk indicated that it was customary for the Secretary-Treasurer to read out the conditions for future draft approval at this time and Jeff indicated that he preferred to wait.

Wayne Gauld requested that information be provided on the number of building permits taken out for docks (for subdivisions) over the last 2 years. This will determine whether there should be more done to ensure the lake is protected.

Vince Cianci declared a conflict and left the meeting at 9: 05 p.m.

(ix) Old Business

a) S02/11 Lougheed Subdivision

Alex Clark provided a recap to-date and that at this meeting he would be addressing the 17 elements that were identified in the Secretary-Treasurer's Report. Approval from the NWHU was received. The Ministry of Natural Resources forwarded correspondence (dated September 8th, 2011) indicating that they want docks within the dredged areas to be authorized by DFO to protect fisheries values as the area is a young site in terms of vegetative growth and must be protected. Alex commented that he had met with the MNR and that this is no longer a concern. There will be certain lots that require site plan agreements. A drainage plan has been submitted to the City and been accepted. Traffic control is not part of this 10 Lot subdivision but a future phase will involve a full comprehensive traffic control study. If approved the intent is to minimize access onto Sunnyside Road by way of a common corridor if possible. All points have been addressed. We have met all the required conditions.

Alex Clark wanted to bring to the Committee's attention that he received further information from the MNR, dated September 20, 2011, which was not incorporated into the Report as it was not received until tonight. The information requested a change to the setbacks in the buffer zone from 5 metres to 10 metres to protect the shoreline.

James Tkachyk commented that there has been no comments received from the City to-date. Lots have not been identified for site plan control. Without anything finalized this will have to be tabled for one more month.

Randall Sellers requested that the City consider having a separate meeting to speed up the process instead of setting it over for another month.

William Lougheed requested a special meeting next week as he needed to get things in place for financial reasons.

Ed Scribilo, 321 Sunnyside Road commented on the 4:00 p.m. time of the August 25th, 2011 Special Meeting and that it was inconsiderate of people who had to work.

Rick Perchuk explained that the comments received from the MNR in their September 8th, 2011 letter were serious and an official letter, from the MNR, is required indicating that these concerns are no longer an issue prior to any decisions being made.

James Tkachyk indicated, that if a decision was made to hold a meeting the week of September 26, 2011, that he would not be available until Thursday and at that time asked Committee members who would be available.

Rick Perchuk cautioned that he will be consulting with FoTenn regarding protocol and and timelines and only after that consultation would a decision be made whether to hold a meeting the week of September 26, 2011.

Alex Clark, as a final point, added that the designation of the common area with a reciprocal easement has changed and it is now more consistent with the Official Plan. This area would now become the property of Lot 10 and the back lots would have easement across that property for access. Discussion ensued regarding who the owner of the property would be and the need for a red line drawing which Alex was to arrange and provide to Richard Perchuk.

(x) New Business

**(xi) Adjourn Terry Tresoor
Moved by:**

THAT the September 20, 2011 Planning Advisory Committee meeting be adjourned at 10:05 p.m.

MINUTES ADOPTED AS PRESENTED THIS 25th DAY OF OCTOBER, 2011

CHAIR

SECRETARY-TREASURER