



City of Kenora
Planning Advisory Committee
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**MINUTES
CITY OF KENORA COMMITTEE OF ADJUSTMENT &
PLANNING ADVISORY COMMITTEE
SPECIAL MEETING HELD IN THE OPERATIONS CENTRE
60 FOURTEENTH ST. N., KENORA
August 25, 2011
4:03 P.M.**

Present:

James Tkachyk	Chair
Wayne Gauld	Vice Chair
Alex Clark	Member
Terry Tresoor	Member
Ted Couch	Member
Wendy Cuthbert	Member
Tara Rickaby	Secretary-Treasurer
Patti McLaughlin	Minute Taker

Regrets: Vince Cianci

DELEGATION: None requested

(i) Call meeting to order

Mr. Tkachyk called the August 25, 2011 meeting of the Kenora Planning Advisory Committee to order at 4:03 p.m.

Mr. Tkachyk reviewed meeting protocol for those in attendance.

(ii) Declaration of Interest

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

(iii) Correspondence relating to applications before the Committee

- August 20, 2011 – Ann Foster email regarding road access off Sunnyside Road.
- August 25, 2011 – Ministry of Transportation emailed letter outlining requirements including baseline Traffic Impact Statement.
- August 25, 2011 – Donna Coulter email regarding the entrance of the proposed subdivision.

The Secretary-Treasurer commented that correspondence was received from Donna Coulter interested Party, Ann Foster interested Party; correspondence received from MNR and the DFO which will be incorporated into the planning report.

(iv) Consideration of Applications for Land Division

1. S02/11 Loughheed Application for Consent for a Plan of Subdivision

Present for the meeting: Alex Clark and John Balkwill, Agents for the property owner Wm Lougheed Trucking Ltd.

Alex Clark introduced his co-Agent, John Balkwill, who was involved with most of the field work. He proceeded with a PowerPoint presentation addressing the Official Plan policies. He commented that the transportation impact will be addressed in Phase 2. He explained that the geotechnical was not necessary for the shore lots but will be necessary for the back lots. He further commented that there have been two Fisheries Assessments done and that a Shoreline Riparian Control was not necessary in this instance. He commented that this piece of property is unique in that a portion of the privately owned land was under the water.

He explained that the owner chose to develop the land in two phases with Phase 1 consisting of the development of 10 lots on the Winnipeg River. A portion of the wetland will be dedicated to the city as parkland as it controls the rate at which water is released into the river. Hydro and Bell easements are in place. The lots will receive water from the river or wells if owners choose. There is a proposed reciprocal easement allowing the future back lots access to water and a potential dock installation for use by the back lots. The easement will also provide access to proposed Lot 10.

Field work and consultation with the MNR determined that a deer wintering area is located on north retained lands. Areas that were slightly below flood level received the fill from the dredged area to ensure levels were above L.O.W. Control Board flood levels. There are no white pines in the area therefore no eagles or osprey were found.

The net effect of dredging operations, as confirmed with a fish finder, determined the presence of Baitfish and Northern Pike, which is the direct result of the Applicant's dredging. Shore seeding works have begun to show results for erosion control.

Alex Clark recommended that site plan control be used to ensure development is not allowed within 20 metres of a stream because it flows into the Winnipeg River and that a 5 metre buffer be implemented along areas of fish habitat, except for an allowance of 6.1 metres of each owner's property to provide river access and a dock, will also be recommended.

In summary Alex Clark concluded that the proposed plan of subdivision is consistent with the Provincial Policy Statement and the Kenora Official Plan by having regard for:

- (a) Development is appropriate to planned infrastructure and surrounding development;
- (b) Sewage and water services: sustain water resources with NWHU approval; (Changed some lots to accommodate requirement)
- (c) Natural heritage: sustains the natural features of the wetland complex that contributes to water quality and fish habitat. DFO and MNR guided development and site alteration in fish habitat areas;
- (d) Water quality: specific recommendations have been made to sustain water quality of the area as influenced by development, such as protection of wetland, stream and erosion control;
- (e) Cultural heritage: Agent consulted a licensed Archeologist and City; no concerns;
- (f) Natural Hazards: The lot layout recognizes flood easement: building placement and septic systems have been designed with regard for these matters.

The Secretary-Treasurer reminded those present that there will be no decision made today on this application. Comments received will be considered in a final Planning

Report and recommendation. Interested Parties will be notified when the application is on the agenda for decision.

The Secretary-Treasurer further commented that the drainage report will go to staff Engineers for comment. The City is aware of a proposed Phase 2 development and the suggestion that there will be more lots. Mr. Clark confirmed that 25 to 28 lots are possible but needs to walk area to the south first. The Secretary-Treasurer noted that DFO was very happy with the dredging operations. The Roads Department, with regards to the second entrance off Sunnyside Road, requires erosion control and the road built to city standard. The entrance permit will be issued, with conditions, if provisional approval is given to this draft plan.

The Secretary-Treasurer spoke on comments received from the public. Ann Foster and Donna Coulter's concern was with Sunnyside Road and what practices would be in place to safeguard its condition, as well as the number of entrances to the development. Their comments were forwarded to the Operations Manager, City Engineer and Roads Department for consideration. The Secretary-Treasurer further commented that as a result of the review of the application additional information for Phase 1 was provided today and the new information will be circulated to Committee members and staff prior to the September 20th, 2011 meeting.

At this time the Secretary-Treasurer read out the proposed conditions of provisional approval. There may be additional conditions.

Comments from other Departments and Agencies

- The Roads Department commented that drainage along ditch lines will be impeded by rock outcroppings in several locations on hills and will need to be rectified. The Sunnyside Road entrance will need to be the same grade as Sunnyside Road for 50' to prevent washing of hill onto Sunnyside Road. Entrance Permit will be issued if provisional approval is given.
- The MTO requests that the Applicant provide a Traffic Impact Statement for baseline information purposes.
- The MNR noted the Applicant has applied to purchase the shore allowance and a fish habitat assessment is in progress. MNR will sell shore allowance.
- DFO requires photos taken of the dredging and infilling operation as part of the monitoring program.

James Tkachyk asked Alex Clark if he had any comments, based on the planning report.

Alex Clark reflected on the draft conditions stating he can easily address them and overall does not see any areas that create concern. He requested the Secretary-Treasurer provide him with a copy of the Planning Report.

James Tkachyk asked the Committee for comment.

Ted Couch reminded Committee of the one comment from the public regarding surface treatment. Discussion took place regarding city standards for rural roads.

Alex Clark commented that the current standard for the city is not to surface treat. The Applicant will not be surface treating the road unless required to by the City.

James Tkachyk questioned whether the stream drainage is through the middle of Lot 5, which is .8 ha in size. Alex Clark commented that the stream is a half metre in width and Lot 5, which was walked with the NWHU, has a buildable area and an area for a septic system.

Terry Tresoor questioned how Lot 10 was to be accessed.

Alex Clark commented that Lot 10 will be accessed by way of the reciprocal easement, over the proposed communal property, allowing Lot 10 and back lots access to the Winnipeg River.

Wendy Cuthbert requested that entrance areas be approved for each lot.

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

Bill Lougheed wanted clarification as to when a decision would be made and whether the public would be present.

The Secretary-Treasurer clarified that this meeting was the Statutory Public Meeting and that the Committee now has the required information to make up the conditions of approval. The next meeting, September 20th, 2011 will have the matter on the agenda and that the public could attend.

James Tkachyk took a moment to applaud Alex Clark on his presentation which contained the proper sized lots and criteria that either met or exceeded the requirements of the Official Plan and Zoning By-law.

Ann Foster asked about future possibility of additional access points off Sunnyside Road if the development went to Phase 2. Mr. Lougheed estimated approximately 12 more. Ms. Foster questioned if there would be a buffer of trees left.

Alex Clark commented that the number of access points to Sunnyside Road can be minimized with a cul-de-sac design. He explained that the MNR looks for the natural division when there is a Plan of Subdivision close to another. The goal is to minimize the access off Sunnyside Road. The wetland area will be the proposed natural separation and a standing buffer of trees will be left.

The Secretary-Treasurer added that the number of entrances off Sunnyside Road will be addressed in the application for Phase 2.

James Tkachyk announced the closure of the meeting to resume September 20th, 2011 for the decision.

Moved by: Wendy Cuthbert Seconded by: Terry Tresoor
That Application S02/11 Lougheed, for a plan of subdivision to create ten (10) new rural residential lots be tabled until receipt of all required information and preparation of final Planning Report and recommendation is complete.

(v) Adjourn

Moved by: Terry Tresoor
THAT the August 25, 2011 Planning Advisory Committee meeting be adjourned at 5:20 p.m.

MINUTES ADOPTED AS PRESENTED THIS 20th DAY OF SEPTEMBER, 2011

CHAIR

SECRETARY-TREASURER