



City of Kenora
Property and Planning Standing Committee
A g e n d a

Tuesday, December 11, 2012
9:00 a.m.
City Hall Council Chambers

A. Public Information Notices

As required under Notice By-law #144 -2007, the public is advised of Council’s intention to adopt the following at its December 17th meeting:-

- enter into a subdivision agreement with Jack Coker for the development of a thirteen (13) lot subdivision located on Black Sturgeon Lake
 - zoning amendment for Bilton Z08/12 322 First Avenue South

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

C. Confirmation of Minutes:

That the Minutes of the last meeting of the Regular Standing Committee meeting held November 14, 2012 be confirmed as written and filed.

D. Standing Committee Deputations:

E. Presentations:
None

F. Reports:

| Item | Subject | Disposition |
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| 1. | Coker Subdivision | |
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Recommendation:

That Council give three readings a by-law to enter into a subdivision agreement with Jack Coker for the purpose of meeting one of the conditions of draft approval for the development of a thirteen (13) lot subdivision located on Black Sturgeon Lake, accessed via East Melick Road and serviced by two roads; and further

That the Mayor and Clerk be authorized to enter into the agreement on behalf of the City of Kenora.

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| 2. | Assumption of Silver Ghost Drive and Wraith Close | |
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Recommendation:

That Council give three readings to a by-law to accept and assume Silver Ghost Drive and Wraith Close, as indicated on plan of subdivision 23M-834 and establish them as highways for municipal purposes; and further

That upon acknowledgement by the Municipal Solicitor that there are no liens or other encumbrances which would affect the City, and acknowledgement that the developers will pay all legal and transfer costs associated with the assumption, Council releases the developers, Ben Ratuski and Neil Walsten, of any further obligations associated with the subdivision agreement approved in 1980.

3. Heritage Kenora

Recommendation:

That Council hereby appoints Lisa Moncrief as a member at-large on the Heritage Kenora Committee to fill the vacancy created by the resignation of Charmaine Romaniuk with a term at the pleasure of Council but not beyond November 30, 2014; and further

That Council give three readings to a by-law to adopt an amended Terms of Reference for Heritage Kenora; and further

That By-law Number 76-2011 be hereby repealed.

4. LOW Brewing Company

Recommendation:

That Council approve the items described specifically of the interior porcelain brickwork under the Heritage Act described in the November 27, 2012 report of the Planning Administrator for the Lake of the Woods Brewing Company; and further

That the Council gives three readings to a by-law to amend By-law No. 160-2008, being a by-law to designate property under the Ontario Heritage Act, in the name of the Lake of Woods Brewing Company located at 350 Second Street South.

5. Zoning Amendment – Z08/12 Bilton

Recommendation:

That the zoning by-law amendment Z09/12 Bilton, to amend the Zoning By-law 160-2010, for the property described as Plan M11, Lot 41 and north part of 40, 322 First Avenue South, City of Kenora, District of Kenora to add office as a use to the R2-Residential, Second Density zone as the application is consistent with the Provincial Policy Statement (2005), and meets the purpose and intent of both the City of Kenora Official Plan (2010) and Zoning By-law No. 160-2010, as amended for the reasons outlined in the planning report; and further

That the Zoning By-law No. 160-2010 be amended as follows:

That notwithstanding other provisions as set out in Comprehensive Zoning By-law 160-2010, at the property described on Schedule "A" and specifically described as Plan M11, Lot 41 and north part of 40, 322 First Avenue South be rezoned to R2[28] "Notwithstanding any other provisions of this By-law, on the property described as Plan M11, Lot 41 and north part of 40, 322 First Avenue South the property may include an office use as an additional permitted use in the R2 – Residential, Second Density zoning of the property."

Note to approval: Approval by Council of the amendment of Zoning By-law Number 160-2010, as amended, does not preclude the property owner from obtaining the required change of use permit or any other permit required by municipal by-law or Provincial or Federal legislation.

Motion - Adjournment to Closed Meeting:

That this meeting be now declared closed at _____ 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) Disposition of Land (4 matters)

Reconvene to Open Meeting with any Report, if required.

G. Other Business:

**10:00 a.m. Statutory Public Hearings – Z10/12 Lake of the Woods Brewing Company
Followed by City initiated amendments to zoning bylaw 160-2010**

Reconvene to the open meeting of Property and Planning to make recommendations respecting the above-noted applications.