



MINUTES
City of Kenora
Property & Planning Committee of Council

Date: September 10, 2013
Time: 10:35 a.m.
Location: City Hall Council Chambers

Present: Mayor D. Canfield
Councillor C. Gallivan
Councillor R. Lunny
Councillor Roussin
Councillor S. Smith

Regrets: Councillor McKay
Councillor McMillan

Staff: Karen Brown, CAO
Charlotte Caron, Property & Planning Manager
Heather Kasprick, Deputy Clerk
Heather Lajeunesse, Deputy Clerk
Tara Rickaby, Planning Administrator
Jennifer Findlay, Economic Development Officer

1. 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 September 17, 2013 meeting:-

- i) To authorize the sale of land to Chambers
- ii) To assume lands known as Fourth Avenue South
- iii) To assume lands from the Ministry of Transportation

2. Declaration of Pecuniary Interest and the General Nature Thereof

On Today's agenda or from a Meeting at which a Member was not in Attendance

There were none declared.

3. Confirmation of Previous Committee Minutes

Moved by C. Gallivan, Seconded by S. Smith & Carried:-

That the Minutes of the last regular meeting held Tuesday, August 6, 2013 be confirmed as written and filed.

4. Presentations

N/A

5. Deputations

N/A

6. Reports

6.1. Purchase & Sale Agreement - Chambers

Recommendation:

That the Council of the Corporation of the City of Kenora authorizes the Mayor and Clerk to enter into an agreement of purchase and sale of property described as M31 Lot 12 to 14 Bulmer PT PCL 15520 for purchase to Hermanson Sondrea Lee, Chambers Roxanne and Chambers Kenneth at the price of \$12,000 + any applicable taxes, legal and transfer fees; and further

That the Mayor and Clerk be authorized to enter into an agreement of purchase and sale of property described as Part 1 on Plan 23R 12195, to be consolidated with lands described as Plan M 31 Lot 15, at the price of \$184.84 + any applicable taxes, legal and transfer fees; and further

That the purchaser be responsible for all costs associated with the purchase/sale, including fee for provision of the opinion of value and for those associated with the deeming by-law, including registration and fee; and further

That the appropriate bylaw be passed for this purpose.

Recommendation approved (resolution and by-law).

6.2. City Assumption of Lanes

Recommendation:

That the City of Kenora hereby assumes lands described as Fourth Avenue South (Lillie St) Plan M11 lying south of Plan 3; Lane Plan M11 abutting Lots 39 to 42 and Lot 44; and Lane Plan M11 abutting north limit of Lot 44; City of Kenora, in the District of Kenora, for municipal purposes; and further

That the appropriate bylaw be passed for this purpose.

Recommendation approved (resolution & by-law).

6.3. City Transfer of Lands from MTO

Recommendation:

That the Mayor and Clerk be and are hereby authorized to execute any and all documents required to complete the transfer of lands from the Province of Ontario (Ministry of Transportation) described as Part of the N ½ of the South ½ of Lot 3 Concession 7, Geographic Township of Jaffray, City of Kenora, District of Kenora designated as PARTS 1, 2 and 3 on Ministry Plan P-8213-51 deposited in the Land Registry Office for the District of Kenora as Plan 23R-10246, together with a right-of-way over PART 1 on Ministry Plan P-8213-37 deposited in said Land Registry Office as Plan KR-1966, and subject to easements in favour of Hydro One Networks Inc. and Bell Canada over PART 1 on Ministry of Transportation Plan P-8213-53 deposited in said Land Registry Office as Plan 23R-11952 hereinafter known as “the Lands”.

Recommendation Approved.

6.4. Delegate Authority to Property & Planning Manager

Recommendation:

That the Property and Planning Manager be delegated authority to execute merger agreements which are conditions of approval of applications approved the City of Kenora Planning Advisory Committee; and further

That the appropriate by-law be adopted to authorize the delegated authority.

Recommendation Approved (resolution & bylaw).

Discussion: This will only be for planning advisory matters as currently the only other person that can sign these agreements is the CAO.

6.5. Planning Services Agreement

****This discussion was interrupted at 11:00 a.m. in order to hold the scheduled Zoning Amendment Meeting for Z04/13 Loughheed. Discussion resumed at 11:18 a.m.**

Discussion: Charlotte Caron reviewed the proposal details via the scoring mechanism that was developed by staff. Council requested that they have additional time to allow the opportunity to review the proposals so they are aware of what the other proposals include. Heather will circulate the proposals to Council for their review and Property & Planning staff will send Heather all pertinent communications regarding the proposals for circulation to Council.

This matter will be deferred to October.

6.6. Snowmobile Permit Reciprocity

Recommendation:

Whereas the City of Kenora is geographically located in close proximity to the Province of Manitoba, and the State of Minnesota; and

Whereas many visitors to the City of Kenora and surrounding area are from the Province of Manitoba and the State of Minnesota; and

Whereas citizens of Kenora and surrounding area enjoy travelling to Manitoba and Minnesota by means of snowmobiles during the winter months; and

Whereas winter tourism is important to Ontario, Manitoba and Minnesota and their residents alike; and

Whereas snowmobilers previously enjoyed the freedom to travel within Ontario, Manitoba and Minnesota with their home trail permit through reciprocity; and

Whereas this reciprocity benefited all three jurisdictions where there are many small communities and rely on much needed winter tourism; and

Whereas when this reciprocity ended the number of winter tourists declined as people were unwilling to purchase multiple permits in multiple jurisdictions to travel throughout the provinces and states;

Therefore May it be Resolved that the Council of the City of Kenora hereby supports Snowmobile Permit Reciprocity between the Sunset Trail Riders (OFSC District 17), the Province of Manitoba and the State of Manitoba; and further

That the City of Kenora encourages other districts to support the same reciprocity to encourage and promote winter tourism in all our areas to benefit the communities as a whole and encourage winter tourism in Ontario, Manitoba and Minnesota.

Recommendation Approved.

6.7. Kenora Medical Centre Fire Lane

Recommendation:

That staff is directed to advise the Paterson Medical Clinic that an alternate solution should be found in order to deal with the issue of parking on private property as the Kenora Fire and Emergency Services is satisfied with access from the street.

Amended Recommendation:

That Council directs staff to bring a recommendation forward to the September 17, 2013 Council meeting for options for enforcement of parking at the Kenora Medical Centre.

Amended Recommendation Approved.

Discussion: It was suggested by staff that a towing company would be

more effective than having By-Law Enforcement Officers monitor the area as they cannot be there at all times. Council agreed that the enforcement by the By-Law Officers would only be based on their regular patrols in the area, and no special attendance would be considered when there are offenders parked there.

7. Other Business

Z04-13 Lougheed Zoning By-Law Amendment

Recommendation:

That Council approves the proposed zoning by-law amendment Z04/13 Lougheed for site specific rezoning from RU – Rural, OS – Open Space and HL – Hazard Lands to RR – Rural Residential, OS – Open Space and HL – Hazard Lands [29] Notwithstanding any other provisions of this By-law, on the lands noted by [29] on the Schedules to this By-law, and specifically described as Part of Lot 21 Plan M-135 and part of Location LK2, Geographic Township of Pellatt, City of Kenora, District of Kenora be rezoned to RR – Rural Residential in areas not subject to flooding per the City of Kenora Official Plan, 2010, HL – Hazard Land to permit accessory structures in which human habitation will not be permitted and access driveways, and OS – Open Space to permit only docks, 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 appropriate bylaw be passed for this purpose.

Recommendation Approved (resolution & Bylaw).

8. Date of Next Meeting

Tuesday, October 8, 2013.

9. Adjourn to In-Camera Meeting

That this meeting be now declared closed at 11:48 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:-

- i) Proposed Disposition of Land (1 item)**
- ii) Security of Property (1 item)**
- iii) Litigation Matter (1 item)**

That in accordance with Section 13.11 of Procedural By-law #120-2012, Committee hereby gives unanimous consent of the members present to continue meeting, if required, beyond the three hour curfew of 1:00 p.m. until the established agenda is completed.

Committee reconvened to the open meeting at 12:23 p.m.

Moved by R. Lunny, Seconded by C. Gallivan & Carried:-

That Committee reconvenes to the Open Meeting at 12:23 p.m. with the following direction from its Closed Session:

a. Keewatin Public Works Lease Proposal

Recommendation:

That Council of the Corporation of the City of Kenora authorizes an offer of lease between the City of Kenora and Union Gas for land described as Keewatin Public Works Garage Part 1, PLC126 Plan 23RR6726, 23R4158, Unit B; and further

That an offer of lease be drafted for land described as Keewatin Public Works Garage Part 1, PLC126 Plan 23RR6726, 23R4158, Unit B with Union Gas Ltd.; and further

That the appropriate by-law be adopted for this purpose.

Recommendation Approved.

b. WSL Site Plan

Recommendation:

That the City of Kenora directs Administration to develop funding applications to NOHFC and FedNor for extension of municipal services to the Cameron Bay area; and further

That the City of Kenora would contribute up to \$360,000 towards the project from sewer and water reserves; and further

That the City of Kenora would be responsible for any cost overruns, should the project proceed and should the funding applications be successful.

Recommendation Approved.

10. Close Meeting

Meeting closed at 12:25 p.m.