



## **PROCEEDINGS**

Of a Public Meeting to discuss an  
Amendment to Zoning By-law #160-2010  
**(Re: Z05/13 Rippling Waters)**

**Tuesday, November 19, 2013**  
**City Council Chambers**  
**At 11:00 a.m.**

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**PRESENT:** Councillor L. Roussin, Property & Planning Lead  
Councillor C. Gallivan  
Councillor R. McMillan  
Councillor R. McKay  
Councillor S. Smith  
Karen Brown, CAO  
Charlotte Caron, Property & Planning Manager  
Tara Rickaby, Planning Administrator  
Joanne McMillin, City Clerk  
Heather Lajeunesse, Deputy Clerk

**REGRETS:** Mayor D. Canfield  
Councillor R. Lunny  
Wayne Gauld, Planning Advisory Chair

Lead of the Property and Planning Committee, Councillor Louis Roussin, opened the meeting. This public meeting is being held by the City of Kenora Property and Planning Committee in accordance with Section 34 of the Planning Act to consider amendments to the City of Kenora Comprehensive Zoning By-law No. 160-2010, as amended. The Property and Planning Committee will make a recommendation to Council with respect to whether or not the application should be approved. The Council of the City of Kenora will make the decision at a meeting of Council.

Councillor Roussin asked the Clerk to confirm the dates of notice given by publishing notices in the Kenora Daily Miner and News, being a newspaper that, in the opinion of the Clerk of the City of Kenora, is of sufficiently general circulation in the area to which the proposed by-law would apply that it would give the public reasonable notice of the public meeting. Heather Lajeunesse, Deputy Clerk, advised the Notices pertaining to these public meetings were provided in accordance with Planning Act requirements. The Deputy Clerk confirmed that the notice appeared in the Daily Miner & News on October 28, 2013.

Councillor Roussin explained that an appeal may be made to Ontario Municipal Board not later than 20 days after the day that the giving of notice as required by section 34(18) is

completed by either the applicant or person or public body who, before the by-law is passed makes oral submissions at a public meeting or written submissions to the Council by filing a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee prescribed under the Ontario Municipal Board Act, with the City Clerk.

Councillor Roussin stated that each Applicant/Agent will provide the background information for their application and then the Planning Administrator will provide information from the planning report, after which anyone who wishes to speak either for or against the applications will be given the opportunity to do so, and a record will be kept of all comments.

Councillor Roussin indicated that if anyone wishes to receive written notice of the adoption of the By-laws is to leave their name and address with the Clerk.

**Applicant Description of details:**

Bert Alcock was present to describe the details of the application. Bert indicated that he is in support the application which requests a zoning change from Rural Residential to Highway Commercial to permit retail usage on an undersized lot. He noted that the frontage of the property exceeds 25 metres which meets the zoning requirements for Highway Commercial and that the property currently has two approved accesses off of Veterans Drive.

Bert explained the reason for the application, being that on September 28, 2013, Bob's Bait Shop, a small retail bait business was forced to vacate the property of Petro Canada. The business was then relocated to the subject property which was vacant and located just 50 metres South of Petro Canada. Bert gave an overview of the past ten years history of the property, noting a residence had been advertised for sale and was eventually demolished five years ago prior to him purchasing the vacant property in 2011. Bert indicated that he feels the current residential zoning does not suit the existing conditions of the property being that it is close to the truck stop and subject to noise and air pollution.

**Planning Administrator Tara Rickaby Introduction:**

The Planning Administrator noted that the Official Plan designation is Commercial Development area as this area of Veterans Drive, with its proximity to Highway 17A is projected to provide services to the travelling public. The residential zoning is a carry-over from the former Town of Jaffray Melick zoning by-law, and use will change, over time.

Although the property is undersized, the recommendation is not to rezone with an exception, but simply to rezone to permit highway commercial uses.

The only identified issue was specific to servicing of the retail use; the Northwestern Health Unit has issued a permit for an employee washroom and has suggested that the used water associated with the bait business, be disposed of by connecting that system to the old septic system.

**Recommendation:**

That Council approves the proposed zoning by-law amendment Z05/13 Alcock for rezoning from RR – Rural Residential to HC – Highway Commercial on the lands noted on the Schedules to this By-law, and specifically described as 1751 Veterans Drive, Concession 7 of Jaffray, South Part Lot 4 RP KR1141 PART 12 13 PCL 30825, City of Kenora, District of Kenora 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.

Councillor Roussin asked if anyone wished to speak in favour of the amendment. The owner of Bob's Bait Shop, Bob Stapleton confirmed that the Northwestern Health Unit has approved the location as the suggested work has been completed and inspected.

Councillor Roussin asked if anyone wished to speak in opposition of the amendment. There were no comments.

Councillor Roussin asked if there were any questions. There were no questions.

Councillor Roussin the declared the Public Meeting closed at 11:17 a.m.