



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

**Minutes  
City of Kenora Planning Advisory Committee  
Regular Meeting held in the Operations Centre Building  
60 Fourteenth St. N., 2<sup>nd</sup> Floor  
December 16, 2014  
5:00 P.M.**

<b>Present:</b>	Wayne Gauld	Chair
	Ray Pearson	Member
	Vince Cianci	Member
	Graham Chaze	Member
	Christopher Price	Member
	Tara Rickaby	Secretary-Treasurer
	Charlotte Caron	Manager of Property and Planning
	Patti McLaughlin	(Minute Taker)
<b>Regrets:</b>	Robert Kitowski	Member
	David Blake	Member

**Delegation:** None requested.

**(i) Call meeting to order**

Wayne Gauld called the December 16, 2014 meeting of the Kenora Planning Advisory Committee to order at 5:00 p.m.

Mr. Gauld reviewed the meeting protocol for those in attendance.

**(ii) Additions to the Agenda – None**

**(iii) Declaration of Interest**

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

**The Secretary-Treasurer recommended that Item (iv) on the Agenda “Election of Chair and Vice-Chair” be deferred to after the minor variance application is dealt with. See Item (ix)**

**(iv) Adoption of Minutes of previous meeting:**

Adoption of minutes of previous meeting: (November 18, 2014).

**Business arising from minutes:** None

**Discussion / Correction(s):** None

**Moved by: Vince Cianci**

**Seconded by: Wayne Gauld**

That the minutes of the November 18, 2014 meeting of the Kenora Planning Advisory Committee and Committee of Adjustment be approved as distributed.

**Carried**

**(v) Correspondence relating to applications before the Committee**

Letter of No Objection of Application A18/14 Morton: Jim Quinn Black Sturgeon Property Owners Association

**(vi) Other correspondence – None**

**(vii) Consideration of Applications for Minor Variance**

**1. A18/14 Morton****New marine accessory structures  
(boat port and dock) to exceed maximum size**

Present at the Meeting:

Brad Morton, Agent for Elizabeth Morton

Brad Morton, Agent for Elizabeth Morton, Owner of property located at 780 James Road, Kenora, Ontario, presented the application. Mr. Morton explained that he was making application so he could build a pipe dock, floating dock and boat port. To get enough water depth for boats the boat slips must begin 5m from the shoreline. Decking over the shallow area causes the docks between the floating, fixed and pipe to exceed the 80m<sup>2</sup> requirement. Mr. Morton explained how the application meets the four (4) tests: 1) it satisfies the intent of the Official Plan in that it considers, minimizes and protects any disturbance of the natural area 2) it meets the general intent and purpose of the City of Kenora's Zoning By-Law as accessory structures are allowed 80m<sup>2</sup> in size and shoreline docks and boat ports are permitted in the RR-Rural Residential zoning. 3) it will result in desirable and appropriate development and 4) it is minor in nature as the dock and boat port are consistent with other lower Black Sturgeon Lake development, and will result in less than 15% disturbance on the shoreline, which is under the 25% requirement of the Lake Capacity and Management Study for Black Sturgeon Lake. The existing vegetative buffer exceeds the 3m minimum and generally exceeds 10 metres. The existing shoreline is all exposed bedrock. Everything will be mounted to rock. The pipe dock will be less than .5 disturbance of shoreline and lake bottom satisfying DFO requirements. The MNR does not require a Work Permit. He will be planting trees and the development is compatible with height and massing in the area and they are doing their best to not affect the neighbours.

The Secretary-Treasurer commented that the application is for two (2) minor variances 1) for a boat port and 1) for construction of a dock. She clarified with Mr. Morton that "filling in" meant decking connecting the dock to the shoreline. The lands are not designated as Black Sturgeon (Restricted Development) Area, but consideration must be given to Principle 2.22 of the Official Plan and specifically the objective regarding limiting shoreline development. The recommendation is for approval. The application was circulated with no comments or objections received. A letter in support was received from the neighbour to the north. At this time the Secretary-Treasurer reminded the Committee that an increase in permitted size from 80m<sup>2</sup> to 83m<sup>2</sup> has been proposed under the Zoning By-Law review.

The Chair asked the Owner if there was anything further to add regarding the application

Mr. Morton added that since he submitted the application he has completed an assessment with the DFO and the pipe dock and the dock port do not require a review. The MNR did not determine the presence of fish habitat and pipe docks have minimal effect on fish habitat. He added that he also has spoken to the neighbour on the east and there were no concerns.

The Chair noted that there was no one present from the public.

The Chair asked the Committee members whether they had questions regarding the application.

Vince Cianci inquired as to whether the crescent dock was included in the calculations. The Secretary-Treasurer explained that each component is allowed 80m<sup>2</sup>. She added that the interpretation of the intent of the by-law by the Planning Department resulted in not including the deck.

Mr. Morton added that he has notes confirming that it has been included in the 15% shoreline development calculation. The crescent deck is right where his heat trace lines and waterlines are and are skirted in.

The Chair asked the Committee members whether they had any further discussion regarding the application.

Ray Pearson questioned the impact on boat traffic as the proposed development extends quite a length into the bay. Mr. Morton pointed out, using a drawing, that the existing dock sticks out another 20' further than the proposed. There is lots of distance to the next shore so boat traffic is not an issue.

Graham Chaze questioned whether there would be an issue with the location of the beach on the vacant land. Discussion ensued as to how much use the beach gets. Mr. Morton confirmed that it gets minimal use. Vince Cianci commented that boats don't hug the shore, so there should not be an issue with use of the beach.

