

City of Kenora Planning Advisory Committee 60 Fourteenth St. N., 2nd 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., 2nd Floor November 18, 2014

7:00 P.M.

Present: Wayne Gauld Chair

Wendy Cuthbert Member
Ted Couch Member
Terry Tresoor Member
Vince Cianci Member
James Tkachyk Member

Tara Rickaby Secretary-Treasurer

Charlotte Caron Manager of Property and Planning

Patti McLaughlin (Minute Taker)

Regrets: Ray Pearson Member

Delegation: None requested.

(i) Call meeting to order

Wayne Gauld called the November 18, 2014 meeting of the Kenora Planning Advisory Committee to order at 7:00 p.m.

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

(ii) Additions to the Agenda

Item (x) New Business

A discussion on heights of accessory structures in RR-Rural Residential and RU-Rural Zones.

(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

(iv) Adoption of Minutes of previous meeting:

Adoption of minutes of previous meeting: (October 21, 2014).

Business arising from minutes: None **Discussion / Correction(s):** None

Moved by: Ted Couch **Seconded by:** Terry Tresoor

That the minutes of the October 21, 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 None.
- (vi) Other correspondence None.

(vii) Consideration of Applications for Minor Variance

1. A16/14 Mostow

Accessory garage to maximum height exceed height

Present at the Meeting:

Edward Mostow, Acting as Agent for John Mostow, Owner

Edward Mostow, is acting as Agent for John Mostow, owner of property at 1703 Veterans Drive, Kenora, Ontario, P9N 0B9. Mr. Mostow presented the application indicating that he sold his home to his son. He explained that he needs storage room, for the travel trailer and to not infringe on his son's useable space in garage, and therefore are applying for additional height.

The Secretary-Treasurer commented that Mr. Mostow also addressed the 4 tests, which this Committee requires when considering approval of the Application. There is an existing garage on site on the south side, which will be removed. If it is not removed it will still comply with the provisions of the Zoning By-Law. The adjacent properties are rural residential, many with detached garages, some with barns and other outbuildings. The application was circulated internally and externally. The TransCanada Pipeline, which was the one agency that could have had an issue had no concerns as the lines are located south of property. The Building Department indicated that a foundation permit had been issued. The recommendation is for approval for variance of .91 metres.

The Chair asked the Owner if they had anything further to add regarding the application

Mr. Mostow commented that the Secretary-Treasurer explained it very well.

The Chair asked whether there was anyone present who wished to speak either for or against the application. No one was in attendance.

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

Each Committee member indicated that they had no questions regarding the application.

The Chair asked the Committee members whether they had any further discussion regarding the application. There was no further discussion by members.

The Chair asked the Committee members whether they had anything further to say regarding the application, prior to making a decision. There were no further questions.

Moved by: Wendy Cuthbert **Seconded by:** James Tkachyk That the Kenora Planning Advisory Committee approves the application for Minor Variance A16/14 Mostow, for property at 1703 Veterans Drive and described as Concession 6 of Jaffray - N PT LOT 4 RP KR199 PART 1 PCL 26185 LESS PART 1 23D122 (Road Expropriation), for relief from section 3.11.1 (viii) which restricts the height of an accessory structure, from 4.5 m to 5.41 m, for a variance of .91 m as the approval of the application for minor variance meets the four tests for the reasons provided in the planning report.

Carried

2. A17/14 Perchuk

Accessory garage within required exterior side yard

Present at the Meeting:

Robert Perchuk, Owner Dillan Perchuk, son of Owner

Robert Perchuk, Owner, of property at 23 Meadow Trail, Kenora, Ontario, P9N 0E3 presented the application. Mr. Perchuk commented that he is looking to build a garage on property recently purchased this summer. He added that there is an existing shed and not much room left but where he wants to place it is on a piece that is not useable.

There is an existing, drive through, driveway on site. The existing residential unit was renovated to create living space, by the former owner. All adjacent properties are rural residential. Internal circulation for comment determined no objections. There are no site line issues. The Secretary-Treasurer added that with regards to site lines the generally when talk re site lines they will be pulling out with no site line issues.

The Chair asked the Owner if they had anything further to add regarding the application.

Mr. Perchuk had nothing to add.

The Chair asked whether there was anyone present who wished to speak either for or against the application. – No one was in attendance.

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

Vince Cianci clarified that the driveway approach will not change, which was confirmed by the Secretary-Treasurer.

Ted Couch, Terry Tresoor and Wendy Cuthbert had no comment.

The Chair asked the Committee members whether they had anything further to say regarding the application, prior to making a decision. There was no further comment.

Moved by: Ted Couch **Seconded by:** Terry Tresoor

That the Kenora Planning Advisory Committee approves Application for Minor Variance A17/14 Perchuk, for 23 Meadow Trail, described as PLAN 23M 795 BLK 24 RP 23R11431 PART 3, for relief from section 3.11.1 (b)(iii) which restricts the location of an accessory structure from being located within the exterior side yard. The effect of approval would be to permit the construction of a garage 5 m from the side lot line, within the exterior side yard, for a variance of 5 m., as the approval of the application for minor variance meets the four tests for the reasons provided in the planning report.

Carried

(viii) Considerations of Applications for Land Division - None

(ix) Old Business

OP/ZBL and CIP update

a) Official Plan and Zoning By-Law

The Secretary-Treasurer commented that, with regards to the Official Plan, comments from the Ministry of Municipal Affairs and Housing are expected by December 1, 2014. There have been ongoing changes made to the Zoning By-Law.

b) Community Improvement Plan

The Secretary-Treasurer commented that the Keewatin Neighbourhood CIP meeting, held on November 4th, 2014, was well attended and there was good participation. It was enjoyable to have people interested in what was being discussed. A highlight was the level of interest with regards to architectural guidelines. She added that the final document will not be prepared until after the MMAH provides comments regarding the Official Plan. The new documents (OP and ZBL) are expected to come into force next June.

(x) New Business

a) Heights of Accessory Structures - RU-Rural and RR-Rural Residential Zones

The Secretary-Treasurer commented that there have been a large number of variance applications for garages that exceed the height maximum of 4.5 metres for the RU-Rural and RR-Rural Residential Zones over the past years. With the higher height allowance for combined sleep cabins she asked the Committee if they would consider a recommendation to raise the height for garages, in these zones, to 5.5 metres. Wayne Gauld commented that there have been three (3) applications this year. Wendy Cuthbert suggested raising the height to 7.0 metres, as per the requirement for a sleep cabin. The Secretary-Treasurer added that the requirement for accessory structures to not be used for human habitation will be the mechanism to deal with those who plan to live in the additional space. The Secretary-Treasurer suggested 6.9 metres, to stay under the 7.0 metre restriction for combined detached garage and sleep cabins. Ted Couch suggested leaving it at 7 metres. The Secretary-Treasurer explained that the allowance for combined garages and sleep cabins is "under" 7.0 metres, so that is the reason for 6.9 metres. Vince Cianci added that the Committee's point of view is what we see and the intended use. The new height should be the same for sleep cabins to be consistent. The Committee members agreed to the recommendation. The Secretary-Treasurer concluded that she would change the wording and that it would not come into effect until June of 2015.

(xi)	Adjourn Moved by:	Terry Tresoor
	That the Nover	nber 18, 2014 Planning Advisory Committee meeting be adjourned at 7:27 p.m.
	Minutes adopted as presented this 16 th day of December, 2014	
	CHAIR	SECRETARY-TREASURER