



NORTH AMERICA'S
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BOATING DESTINATION

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.

(xi) Adjourn

Moved by: Terry Tresoor

That the November 18, 2014 Planning Advisory Committee meeting be adjourned at 7:27 p.m.

Minutes adopted as presented this 16th day of December, 2014

CHAIR

SECRETARY-TREASURER