

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 Special Meeting held in the Operations Centre Building 60 Fourteenth St. N., 2<sup>nd</sup> Floor September 9, 2014 4:00 P.M.

**Present:** Wayne Gauld Chair

Ray Pearson Member
Terry Tresoor Member
James Tkachyk Member

Tara Rickaby Secretary-Treasurer

Charlotte Caron Manager of Property and Planning

Patti McLaughlin Minute Taker

**Regrets:** Wendy Cuthbert Member

Ted Couch Member Vince Cianci Member

**Delegation:** None requested.

## (i) Call meeting to order

Wayne Gauld called the September 16, 2014 meeting of the Kenora Planning Advisory Committee to order at 4:00 p.m.

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

## (ii) 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 declared

- (iii) Correspondence relating to applications before the Committee None
- (iv) Consideration of Applications for Minor Variance

## 1. A15/14 RaySolar

Present at the Meeting:

Reduce front and side yard Ray Pambrun, Owner/Applicant

Ray Pambrun, Owner of property at 1870 Highway 17 East, Kenora, Ontario, presented the application, explaining that this variance was required as the result of the site plan improperly including a 3m easement as part of the subject property. The error was discovered when the surveyor attended to set the foundation location. As a result, the variance application is to reduce the front yard setback from 10m to 5 metres, and the south side yard from 6m (because the property abuts a residential use) to 3 m. There are approximately 15m of City-owned lands between the front property line and shoulder of Highway 17 East, so there are no issues with massing or sight lines in the area.

The Secretary-Treasurer commented that the abutting property owners provided letters of support and that there were no issues arising from the interdepartmental circulation.

The Chair asked the Owner if they had anything further to add regarding the application. Mr. Pambrun did not add any new information.

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

The Chair asked the Committee members whether they had questions regarding the application. Mr. Tkachyk asked for clarification regarding the variance, previously approved. The Secretary-Treasurer indicated that approval was for the location of an accessory structure only, not a principle structure.

Discussion took place regarding the width of the highway road allowance.

Ray Pearson asked for clarification of the easement described as Part 2 on the KR plan. This was provided by the Secretary-Treasurer, using the plan. Discussion took place regarding the maintenance of the private road.

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 comments or conditions discussed.

Moved by: Terry Tresoor Seconded by: Ray Pearson

That the Kenora Planning Advisory Committee approves the application for minor variance A15/14 Ray Solar, for property described as 1870 Highway 17 East, and described as CON 2 JAFF PT LOT 5 RP 23R4811 PART 1 PCL 34336, authorizing relief from Zoning By-law 160-2010 sections 4.8.3 (c) from 10 metres to 5 m front yard setback, for a variance of 5 m and to 4,8.3 (k) from 6 m to 3m for a variance of 3m for a commercial use abutting a residential zone (south side) as the approval of the application for minor variance meets the four tests for the reasons provided in the planning report.

Carried

(v)	Adjourn
	Moved by:

**That** the September 9, 2014 Planning Advisory Committee special meeting be adjourned at 4:17 p.m.

Minutes adopted as presented this 16th day of September, 2014		
CHAIR	SECRETARY-TREASURER	