



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
February 17, 2015
7:00 p.m.**

Present: Wayne Gauld Chair
Ray Pearson Member
Vince Cianci Member
Graham Chaze Member
David Blake Member
Christopher Price Member
Tara Rickaby Secretary-Treasurer
Patti McLaughlin (Minute Taker)

Regrets: Robert Kitowski Member
Charlotte Caron Manager of Property and Planning

Delegation: None requested.

(i) Call meeting to order

Wayne Gauld called the February 17th, 2015 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:
b) Municipal Conflict of Interest Training

(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: (January 20, 2014).

Business arising from minutes: None

Discussion / Correction(s): None

Moved by: David Blake Seconded by: Graham Chaze

That the minutes of the January 20, 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 – None

(viii) Considerations of Applications for Land Division**1. B01/15 Alcock****Lot Addition**

Present at the Meeting: Reid Thompson, appearing for James E. Hook, Agent, for Beverly Alcock

Mr. Reid Thompson, acting Agent on behalf of James Hook, for Beverly Alcock presented the application for consent for a lot addition. Beverly Alcock, Owner of property located at 1801 Veteran's Drive and is requesting approval to transfer land to Suncor Energy Products Inc. Mr. Reid explained that Suncor requires additional land to provide its trucking customers with sufficient turning radius to access the fuel pumps.

The Secretary-Treasurer commented that both the retained lot and the severed lot exceed the minimum requirements for lot size and frontage. The only issue is there was no comment received from the Ministry of Transportation (MTO). She suggested that a letter from MTO stating no objection to the application be made a condition of approval. There are no planning issues, or objections from internal circulation or external circulation. The recommendation is for approval.

Mr. Thompson commented that the MTO had been contacted a while ago and there is correspondence in the file. He agreed with making it a condition of approval. He will forward correspondence to the Secretary-Treasurer.

The Chair asked the Agent if there was anything further to add regarding the application. There were no further comments.

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

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

Wayne Gauld expressed concern with regards to no comment received from the MTO and whether there is an issue regarding the proximity of the land use to the by-pass. He also noted that there was no comment received from the Roads Department regarding the entrance. The Secretary-Treasurer confirmed that she and the Roads Supervisor agreed that no comment will be taken as "no issues" with the proposed.

Ray Pearson expressed concern with no comment received from the Northwestern Health Unit (NWHU) with regards to the proximity of the septic field to the new property line. Mr. Thompson noted that there is correspondence in the file from the NWHU, which he will forward to The Secretary-Treasurer. Mr. Reid will follow up with Doug Vergunst. The Secretary-Treasurer suggested that a letter from the NWHU stating no objection to the application be made a condition of approval.

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

Wayne Gauld clarified that there will be two (2) additional conditions of approval: one from MTO and one from the NWHU, which was confirmed by The Secretary-Treasurer.

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: Graham Chaze Seconded by: Vince Cianci

That application B01/15 Alcock, for consent for a lot addition, to add a .14 hectare parcel from property described as CON 7J S PT LOT 4 PCL21938 to property described as CON 7J PT LOT 4 RP23R 9127 PART 1 PCL 40647, be approved as the application has regard for the Provincial Policy Statement (2014), section 51(24) of the Planning Act, and complies with the intent of the City of Kenora Official Plan (2010) and Zoning By-law No. 160 – 2010 as amended, per the reasons indicated in the planning report.

It is recommended that the Committee approve the application, with the following conditions:

- 1) The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for City records be provided

- 2) A Schedule to the Transfer/Deed of land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
- 3) Three original copies (not photocopies) of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates an which must show in general the same area and dimensions as the sketch forming part of the application be provided.
- 4) That a letter be received, from the Ministry of Transportation, indicating no objection to the application.
- 5) That a letter be received from the Northwestern Health Unit indicating no objection to the application.
- 6) That the payment of any outstanding taxes, including penalties and interest (and any local improvement charges if applicable) shall be paid to the City of Kenora.
- 7) That prior to endorsement of the deeds, the Secretary-Treasurer shall receive a letter, from the owner or owner's Agent/Solicitor, confirming that conditions #1 through #6 have been fulfilled. Clearance letters from the City of Kenora and external agencies are to be included.

Carried

(ix) Old Business - None

(x) New Business

a) Municipal Conflict of Interest Training

The Secretary-Treasurer reminded Committee members that the "Municipal Conflict of Interest Training" is mandatory and that members are to please let Kerri Holder know which session they will be attending on March 5th, 2015. kholder@kenora.ca

b) Z02/15 Pedersen – To Re-zone from RU-Rural to EP-Environmental Protection

The Secretary-Treasurer reminded the Committee that the re-zone before them was a condition of approval of the Consent Application B06/14 Pedersen, for the creation of three (3) lots that was approved at the Kenora Planning Advisory Committee meeting held on September 16th, 2014. Consent was conditional upon lands indicated in the Fish Habitat Assessment Spring 2014 – Kenora Resource Consultants Ryan Haines B.Sc. being re-zoned from RU-Rural to EP-Environmental Protection. Tonight the request is for approval of Condition #6 (of B06/14 Pedersen). The recommendation is for approval.

Moved by: Ray Pearson Seconded by: Vince Cianci

That the Kenora Planning Advisory Committee, having reviewed the application with respect to a condition of approval of B06/14, recommends that the Council of the City of Kenora approves the proposed zoning by-law amendment Z02/15 Pedersen to amend the Zoning By-law 160-2010, as amended, for the property described as 616 and 628 Anderson Road, Kenora JAFFRAY CON 8 N PT LOT 1 PCL 2226 DKF from RU to RU[32] notwithstanding any other provisions of the By-law, on lands noted by [32] on the Schedules to the By-law the lands shall be zoned to permit EP – Environmental Protection uses and a reduced frontage on the Anderson Road ; as the application is consistent with the Provincial Policy Statement (2014), 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.

Statutory Public Hearing: Tuesday, March 10, 2015 at 11 a.m.

Carried

c) OACA Conference – Attendees Confirmed

Christopher Price and Robert Kitowski will be attending.

(xi) Adjourn

Moved by: David Blake

That the February 17th, 2015 Planning Advisory Committee meeting be adjourned at 7:30 p.m.

Minutes adopted as presented this 17th day of March, 2015

CHAIR

SECRETARY-TREASURER