

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 August 18, 2015 7:00 p.m.

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

Delegation: None requested.

(i) Call meeting to order

Wayne Gauld called the August 18th, 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 - Request for change of date for meeting for September.

(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: No declaration was made.

(iv) Adoption of Minutes of previous meeting:

Adoption of minutes of previous meeting: (July 21, 2015).

Business arising from minutes: - None

Discussion / Correction(s): - None

Moved by:Christopher PriceSeconded by:Ray PearsonThat the minutes of the July 21, 2015 meeting of the Kenora Planning Advisory Committee and
Committee of Adjustment be approved as distributed.Ray Pearson

Carried

(v) Correspondence relating to applications before the Committee - None

(vi) Other correspondence - B05/15 & B06/15 - NWHU

The Secretary-Treasurer indicated that there were no objections received from the NWHU for the Reiss and Appleby application after Committee made it's decision.

(vii) Consideration of Applications for Minor Variance - None

(viii) Considerations of Applications for Land Division

1. B07/15 Kraynyk

Easement for Utility Purpose

Present at the Meeting:

Nestor and Cynthia Kraynyk, Owner

Nestor Kraynyk, owner of property at 236 Rabbit Lake Road presented the application. The application was made to acquire a 10' easement through property he and his wife own on Rabbit Lake Road. The easement would allow for a future connection to the home they presently reside in. There is construction in progress on the Kraynyk property and it makes sense to complete the works for the water and sewer when the yard is dug up.

The Secretary-Treasurer indicated that the application is unique as there is one property owner and two pieces of property. There is an existing all purpose easement over property to the north of the subject lands. Preparation for foundation work has begun on the property. The property will be serviced with municipal water and sewer. The application was circulated internally: the Water and Sewer Department commented that the water and sewer lines must be have a T connection for each of the two properties. The easement is to be designed as shown by Biman Paudel, Water and Sewer Supervisor, with verification of the existing pipe size and with approval of the location. Hydro has an unregistered easement over the property, with transmission lines running through the property. The owner is working with Hydro to relocate the pole. The Planning Department commented that the easement is required for future adjacent property owners to access services for maintenance purposes. The recommendation is for approval. The conditions for Consent were read out.

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

Mr. Kraynyk commented that, in a meeting with Hydro yesterday all details have been finalized except for scheduling of the works. He added that the works should happen within next few weeks.

The Chair asked whether there was anyone present who wished to speak either for or against the application. There was no comment from those in attendance.

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

Vince Cianci required clarification as to whether the pipe was already installed to service the immediate neighbour. Mr. Kraynyk explained using the drawing. Discussion ensued regarding construction of residence before the easement for utility lines and the impact to the 10' width requirement for the easement if run into rock.

Wayne Gauld inquired as to whether the home they were in now was serviced with water and sewer. Mr. Kraynyk confirmed that it is serviced by septic field.

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

Vince Cianci inquired as to the possibility that this would ever be used by more than one person. The Secreatry-Treasurer confirmed that this would not happen.

Moved by:David BlakeSeconded by:Graham ChazeThat application B07/15 Kraynyk, for consent for an easement in favour of CON 6 J PT LOT 5 DESGNRP 23R3594 PART 1 PCL30079 PT 1 23R7787 PCL 38443 LESS PT 2 23R7787 PCL 38444 & ROWOVER, for utility (sewer and water) purposed over property described as PLAN M310 PART LOT 2 R23R5549 PART 1, 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 planningreport.

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 and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
- 4) That the City of Kenora Sewer and Water Supervisor is satisfied of the pipe size and location of the existing services, and that notification be provided to the Secretary-Treasurer of the Kenora Planning Advisory Committee.
- 5) That the easement be a minimum of 3m in width, measured 1.5 m from the centre of the pipe, where possible.
- 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

a) Update on Official Plan

The Secretary-Treasurer commented that as of Friday, August 21st, 2015 there may only be six (6) modifications to make, per MMAH. It is expected by the end of August and will be submitted to Council for approval on September 15th, 2015.

(x) New Business

a) Norman Park

The Secretary-Treasurer commented that Norman Park was not included in the Beaches, Parks and Trails report in 2010. There will be public consultation on including this park with rest. She asked members to take a look at the park and make suggestions if they wish.

b) Keewatin Beach

The Secretary-Treasurer commented that Keewatin beach was also not included and will follow the same process as the Norman Park beach in order to be included.

c) Next meeting date

The gentleman that was present at this meeting thought he would obtain approval of his application tonight. The Committee was asked if the next meeting date could be moved up one (1) week. He expressed an urgency to get approval. Discussion ensued regarding the public's expectation that scheduled meeting dates being the third week of each month. Committee decided to uphold the September 15th, 2015 meeting date.

(xi) Adjourn

Moved by: Christopher Price

That the August 18th , 2015 Planning Advisory Committee meeting be adjourned at 7: 25 p.m.

Minutes adopted as presented this 15th day of September, 2015