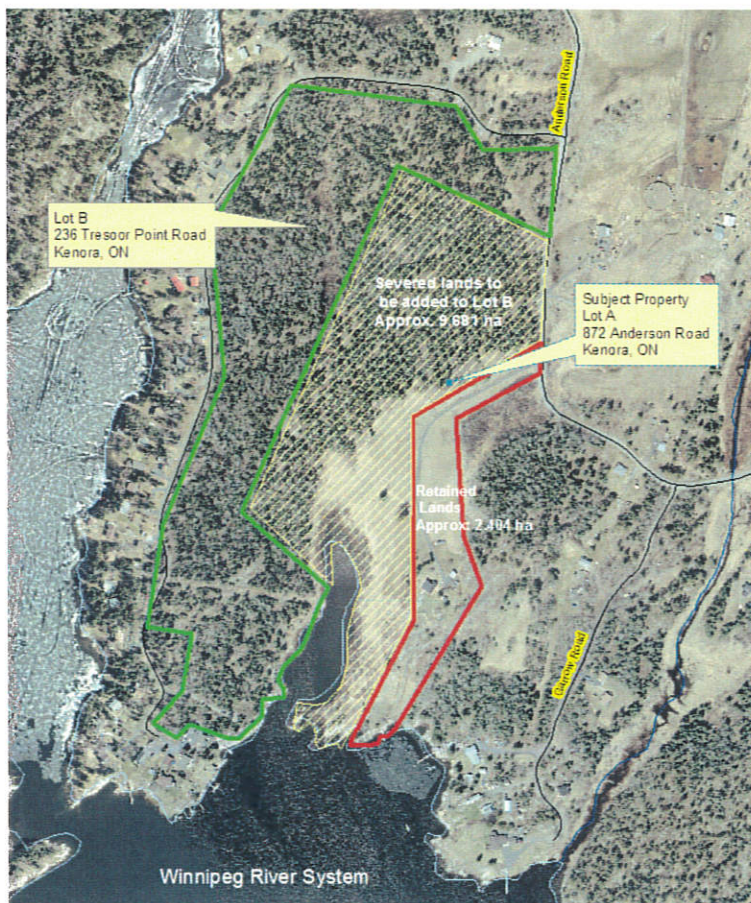


Notice to All Owners of Property within a 60 metre radius of Property Located at
1942 Highway 17W, Kenora, Ontario
SECTION 53 OF THE PLANNING ACT, RSO 1990

TAKE NOTICE that the Kenora Planning Advisory Committee will hold a public meeting on **November 21, 2017 at 7:00 p.m.** in the Operations Training Room, 60 Fourteenth Street North, 2nd Floor, Kenora, to consider an application for consent on property locally known as 872 Anderson Road, Kenora, ON.

The purpose of the application is for lot addition to property locally known as 236 Tresoor Point Road (Lot B). The application will be considered concurrently with an application for Minor Variance file number: D13-17-10.

The effect of approval would be to sever approximately 9.681 ha of land from 872 Anderson Road (Lot A) and merge with 236 Tresoor Point Road (Lot B), the retained lands (Lot A) will be approximately 2.404 ha in size, lot frontage and building setbacks will remain compliant to the provisions of the zoning by-law 101-2015.



ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition of the proposed application for consent.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Planning Advisory Committee. This will also entitle you to be advised of a possible Ontario Municipal Board hearing.

Even if you agree with the decision of the Committee, you should request a copy of the decision since the Planning Advisory Committee decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public. To appeal the decision, of the Committee, to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Planning Advisory Committee outlining the reasons for the appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

ADDITIONAL INFORMATION relating to the proposed application for consent is available for inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday - Friday, at the Planning Department, Operations Centre, 2nd Floor, 60 Fourteenth St. N., Kenora, Ontario, or for further information please contact Melissa Shaw at 807-467-2292 and quote file no. D10-17-09.

Dated at the City of Kenora this 26th Day of October, 2017.

Melissa Shaw, Secretary-Treasurer, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9
807-467-2292

The City of Kenora Operations Centre is a Scent-Free Workplace, Thank you.



City of Kenora
Application for Consent
Section 53 of the Planning Act &
Ontario Regulation 197/96

Office Use Only

Date Stamp - Date Received:



File Number:

D10-17-09

Roll Number:

140.001.23300.0000

Date Received:

October 23, 2017

Application Fee Paid:

Application Deemed Complete (Date):

1.0 - Requirements/Checklist for a Complete Application:

Note: If the information below is not received the application cannot be deemed complete.

- ☒ Pre-consultation meeting
- ☒ 1 copy of the completed application form
- ☒ 2 copies of any reports/letters of support etc.
- ☐ Entrance Permit or MTO clearance if fronting a Provincial Highway
- ☒ Sketch as per the requirements of Ontario Regulation 197/96
- ☐ 2 copies of information/reports as indicated on application form
- ☒ The required application fee of as per the schedule of fees by-law
- ☐ Planning Rationale
- ☐ Required studies identified at pre-consultation or any other time (See section 8.10 of the Official Plan for full list of studies)
- ☒ Authorization
- ☐ Electronic version of all required information (i.e. Reports/studies etc.)
- ☐ Ontario Municipal Board (OMB) cost recovery undertaking
- ☒ Proof of Ownership

2.0 - Concurrent Applications Filed

Please check if you have filed any concurrent applications:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Plan of Subdivision or Condominium Description |
| <input type="checkbox"/> Site Plan Application | <input type="checkbox"/> Other (Please Specify): _____ |
| <input checked="" type="checkbox"/> Minor Variance | <input type="checkbox"/> Zoning By-law Amendment |

3.0 - Applicant Information

Date Application Submitted to the City of Kenora:

Subject Property Information

Civic Address	Street NO: 872	Street Name: ANDERSON ROAD	Postal Code: P9N 0C4	Unit Num.:
Registered Plan Number	M-			
Legal Description				
Reference Plan Number	23R- 10898			
Lot NO.(s)/Block NO.(s)	16 AND 17			
Concession Number(s)/PT LOT	1M PT LOTS 16 AND 17 RP			
Part Numbers(s)	23R10898 PART4 PCL 31888 RP			
Tax Roll Number	6016 1400012330 00000			
Lot Frontage (Metres)	538.2 metres			
Depth (Metres)				
Area (Ha.)	12+ Hectares			

Owner/Applicant Information

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s) <u>TERRENCE W. & DAVID R.</u> <input type="checkbox"/> Company			
Registered Land Owners (4)	Surname: TRESOOR, MILENA NICKOLE	First Name: TRESOOR GISELE		
Mailing Address	Street NO: 872	Street Name: ANDERSON ROAD	Postal Code: P9N 0C4	Unit Num.:
City	KENORA		Province: ONTARIO	
Contact Information	Phone: 403-650-9561	Fax: 403-269-5146		
Email	terry@wealthwise.ca and david.tresoor@kpsb.on.ca			
Acquisition Date of Subject Land	FEBRUARY 2005			

Agent/Solicitor Information

Company or Firm Name				
Name	Surname: TRESOOR	First Name: TERRENCE W. (TERRY)		
Mailing Address	Street NO: 236	Street Name: TRESOOR POINT RD	Postal Code: P9N 0C3	Unit Num.:
City	KENORA		Province: ONTARIO	
Contact Information	Phone: 403-650-9561	Fax: 403-269-5146		
Email	terry@wealthwise.ca			

Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land

Company				
Contact Person	Surname:	First Name:		
Mailing Address	Street NO :	Street Name:	Postal Code:	Unit Num.:
Contact Information	Phone:	Fax:		
Email				

4.0 - Please list the reports and/or studies that will accompany this application

NONE.

5.0 - Purpose of Consent Application

Transfer:	<input type="checkbox"/> Mortgage or Charge	<input checked="" type="checkbox"/> Lot Addition	<input type="checkbox"/> Creation of new lot(s) - (Number of lots created : _____)
	<input type="checkbox"/> Creation of a Lot for semi-detached or row housing		
Other:	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Easement	<input type="checkbox"/> Lot Line Adjustment/Correction
	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Other (Please Specify): _____

6.0 - Transferee

If known, state the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

TERRENCE W. TRESOOR (TERRY)
AND MILENA NICKOLE TRESOOR (NICKOLE)

If the application is for lot addition, identify the lands to which the parcel will be added (legal description).

CON 1M PT LOT 17 RP 23 R 8026, PART 2 KR 124 PART 25
23 R 10898, PART 1 TO 3 PCL 38640 43444

If application is for easement, identify property which will benefit (legal description).

7.0 Easements

Are there any easements or restrictive covenants affecting the subject lands?

☒ YES

☐ NO

If Yes, please describe each easement and/or covenant and its effect:

Reference Plan Number	Instrument Number	Purpose of Easement and/or Covenant (e.g. hydro, utility, sewer, etc.)
LANDS ARE SUBJECT TO A FLOODING EASEMENT UNDER TRANSFER 32011.		

8.0 Other Applications under The Planning Act

Has the subject land ever been the subject of an application for approval of any of the following?

Draft Plan of Subdivision	File No.:	Status:
Condominium Description	File No.:	Status:
Official Plan Amendment	File No.:	Status:
Zoning By-law Amendment	File No.:	Status:
Minister's Zoning Amendment	File No.:	Status:
Site Plan Application	File No.:	Status:
Consent	File No.: D13-17-07	Status: APPROVED SEPT. 19, 2017
Minor Variance	File No.:	Status:
Part Lot Control	File No.:	Status:
Other (please specify)	File No.:	Status:

9.0 Description of Subject Lands and Servicing Information (Complete each subsection.)

		<u>Lot 1</u> RETAINED	<u>Lot 2</u> TO BE ADDED	<u>Lot 3</u>	Retained
9.1 Description	Frontage (m)	61 m. WILL EXCEED 61m (APPROX. 470 metres)			
	Depth (m)				
	Area (ha)				
9.2 Use of property	Existing Use(s)	RESIDENTIAL RECREATIONAL			
	Proposed Use(s)	RESIDENTIAL RECREATIONAL			
9.3 Buildings or Structures	Existing	1700 SQ.FT. 1700 SQ.FT.			
	Proposed				

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	Retained
9.4 Access (✓)	Provincial Highway (include MTO letter of support with application)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal - year round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal - seasonal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private right of way (provide documentation with application)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water access	<input checked="" type="checkbox"/> WELL	<input checked="" type="checkbox"/> RIVER	<input type="checkbox"/>	<input type="checkbox"/>

Describe in Section 9.8 the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	Retained
>9.5 Water Supply (✓)	Publicly owned and operated piped	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	Retained
>9.6 Sewage Disposal (✓)	Publicly owned and operated sanitary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Private communal septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy/grey water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*** A certificate of approval from the Northwestern Health Unit for the severed and retained lots is required.**

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.7 Other Services (✓)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	School bus service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waste/recycle collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

>9.8 If access to the subject land is by other than publically owned and maintained road, indicate who owns the land or road, and who is responsible for its maintenance and whether it is maintained seasonally or all year. Please attach a copy of the registered easement/agreement if available. If access is by water only, please provide proof of arrangements for docking and vehicle parking.

10.0 - Land Use	
What is the land use designation in the City of Kenora Official Plan (2015)? <u>RURAL</u>	
Does the proposal conform with the City of Kenora Official Plan (2015)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If No, have you made a concurrent application for an Official Plan Amendment?	
<input type="checkbox"/> YES <input type="checkbox"/> NO	File NO.: Status:
What is the current zoning designation of the subject property? <u>RURAL RESIDENTIAL</u>	
Does the proposal conform to Zoning By-law No. 101-2015 as amended?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If No, have you made a concurrent application for a zoning by-law amendment?	
<input type="checkbox"/> YES <input type="checkbox"/> NO	File NO.: Status:
What is the existing use of the subject land? <u>RETAINED LOT - RESIDENTIAL, LOT TO BE ADDED - RECREATIONAL</u>	
What is the proposed use of the subject land? <u>SAME - NO CHANGES.</u>	

What are the uses of the abutting properties?

RESIDENTIAL / RECREATIONAL

How long have existing uses been present?

60+ YEARS

Has there ever been an industrial or commercial use on the subject land or adjacent land? If Yes, please explain the uses:

No

CONTAMINATION

YES NO UNKNOWN

Has the grading of the subject land been changed by adding earth or other material?

☐ ☒ ☐

Has a commercial, industrial use or a gas station ever been located on the subject land or adjacent land at any time?

☐ ☒ ☐

Has there been petroleum or other fuel stored on the subject land or adjacent land?

☐ ☒ ☐

Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (brownfields, industrial waste etc.)?

☐ ☒ ☐

What information did you use to determine the answers to the above questions? If an Environmental assessment has been performed please submit it with the application.

PROPERTY HAS BEEN OWNED BY OUR FAMILY
SINCE LATE 1950'S.

*If the answer to any of the above questions from regarding contamination were checked Yes or if there was a previous industrial or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.

11.0 - IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Please state how this application is consistent with the 2014 Provincial Policy Statement (PPS).

12.0 - ORIGINAL PARCEL TRANSFER

Has any land ever been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If Yes, please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

Date of Transfer: _____

Name of Transferee: _____

Use(s) of Severed Land: _____

13.0 – SIGNIFICANT FEATURES CHECKLIST

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements.

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	DON'T KNOW	IF YES, SPECIFY DISTANCE IN M	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Evaluate impacts within 300 metres.
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric Transformer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Determine possible impacts within 200 metres.
High Voltage Transmission Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Consult the appropriate electric power service.
Transportation and Infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will corridor be protected? Noise Study Prepared?
Agricultural Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?

Mineral Aggregate Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant portions of habitat of Endangered or Threatened Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and areas of Natural and Scientific Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Lake of the Woods/Winnipeg River: Within defined Portions of Dynamic Beach and 1:100 year flood level along connecting channels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development not permitted
Lands Subject to Flooding and/or Erosions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ASPER SECTION 7-	Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites ⁴	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Assess and inventory of previous uses in areas of possible contamination.

¹Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

²Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

⁴Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays).

14.0 - ADDITIONAL INFORMATION

Please provide any additional information that you feel would be beneficial to the application:

PLEASE SEE ATTACHED LETTER.

15.0 - SKETCH

A sketch, draft survey or site plan, preferably prepared to scale by a professional shall be submitted as part of each application. The sketch or site plan must clearly demonstrate:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

All necessary information must be contained on one single sketch or site plan.

Applications and plans will be accepted in Metric only (1 foot = 0.3048 metres, 1 acre = 0.4046 hectares). The maximum size for the accompanying sketch/site plan shall be 11"x 17". If there is information provided on larger sizes, at least one copy shall be provided on the 11"x 17" format. Elevation drawings shall also be provided if applicable.

A copy of the most recent available survey of the subject property completed by a registered Ontario Land Surveyor (OLS) should also accompany the application.

16.0 - DIRECTIONS

Please provide directions to the subject property:

- TAKE ANDERSON ROAD (OFF REDDITT ROAD)

17.0 - AUTHORIZED AGENT/SOLICITOR

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

TERRENCE W. TRESOR, DAVID TRESOR,
I/We MILENA TRESOR, GISELE TRESOR, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize _____ to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

[Signature]
[Signature]
[Signature]

22-09-2017

Date

Signature of owner(s)

18.0 - SWORN DECLARATION OR AFFIDAVIT

I, SIANE FRANKLIN-HARRISON of the CITY OF CALGARY in the province of ALBERTA, make oath and say (or solemnly declare) that the information required under Ontario Regulation 197/96, and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Calgary in the Province of Alberta this 23rd day of October in the year 2017.

DIANA LYNN FRANKLIN-HARRISON
A Commissioner for Oaths in and for
the Province of Alberta

My Commission Expires December 13, 2018

[Signature]
Commissioner of Oaths

[Signature]

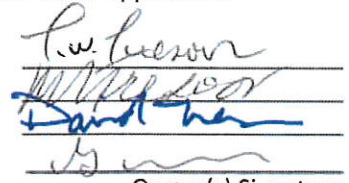
Applicants(s)

19.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by City Staff and members of the Planning Advisory Committee or Council Members.

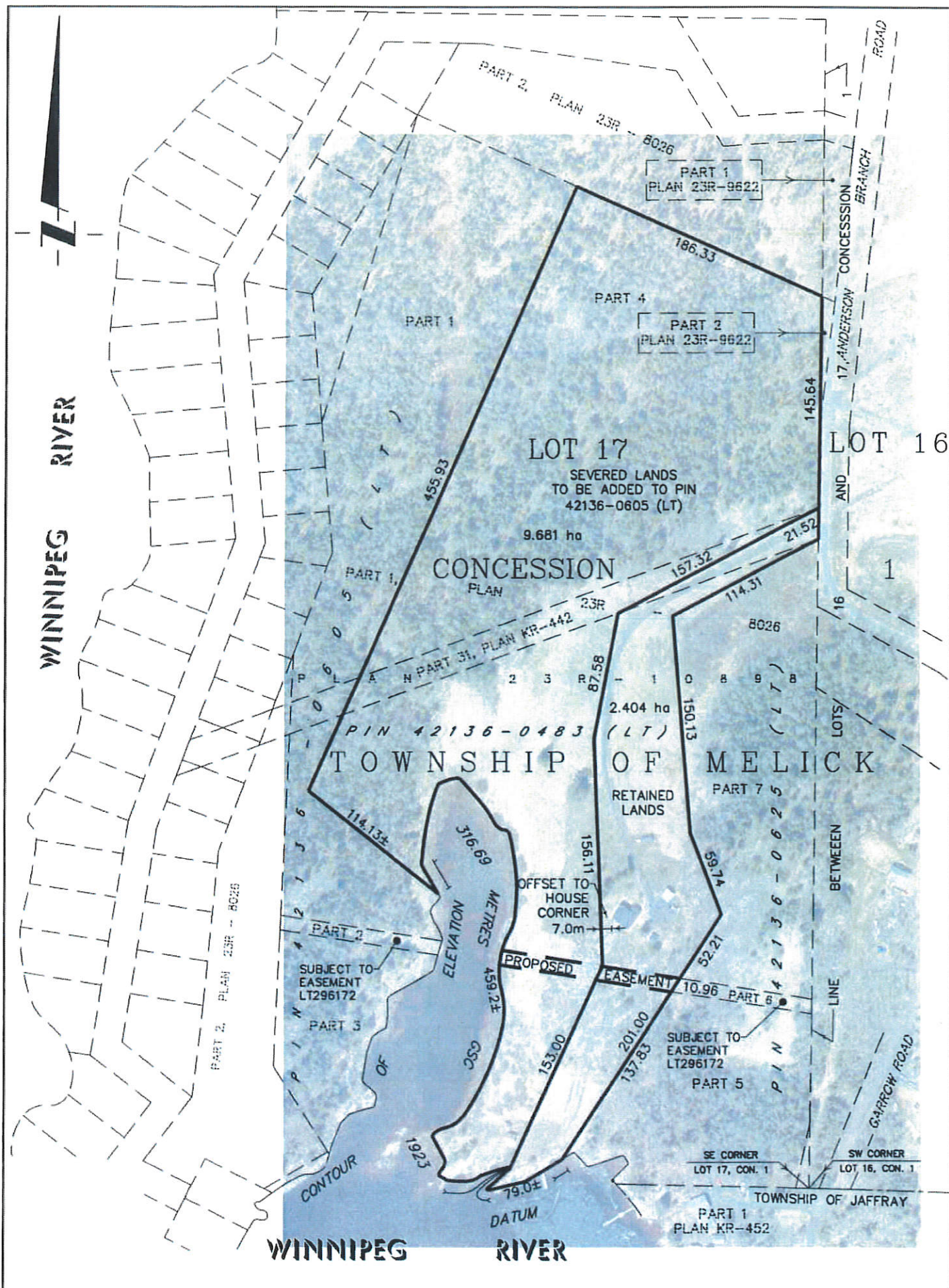
I/We, _____ being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.



Owner(s) Signature

PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2295.



PLAN 23R-10

RECEIVED AND EXAMINED DEC

B. Richards
CLERK LAND REGISTRY
LAND REGISTRY FOR THE DISTRICT

REQUIRE THIS PLAN TO BE DEPOSITED
THE LAND TITLES ACT
20.03.12.04

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PLAN OF SURVEY

PART OF
LOT 17, CONCESSION
(TOWNSHIP OF MELICK,
CITY OF KENORA)
DISTRICT OF KENORA
ERIC RODY, OLS
SCALE 1:1500

BEARING NOTE

BEARINGS SHOWN HEREON ARE UNIVERSAL
(ZONE 15), NAD83 REFERENCE (ELLIPSOID, 1
LONGITUDE 95.00M AS DERIVED FROM HX
0001978125 AND 00020010235 OF RECON
NATURAL RESOURCES DATABASE "COSINE"

STATION	NORTHING	EASTING
0001978125	551984.742	552452.730
00020010235	551984.742	552452.730

LEGEND

B	--- DENOTES ---	SURVEY W
C	--- DENOTES ---	SURVEY W
RM	--- DENOTES ---	W.M. GRAP
1307	--- DENOTES ---	P.A. 1000
1202	--- DENOTES ---	ROSS W
P	--- DENOTES ---	PLAN 100
P1	--- DENOTES ---	PLAN 23R
P2	--- DENOTES ---	PLAN 23R
P3	--- DENOTES ---	PLAN 23R
BC	--- DENOTES ---	BRASS CAN
DNT	--- DENOTES ---	DISTRICT C

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1 - THIS SURVEY AND PLAN ARE
ACCORDANCE WITH THE SURVEY
SURVEYORS ACT AND THE U
AND THE REGULATIONS MADE
2 - THE SURVEY WAS COMPLETED
KENORA, ONTARIO
20.03.12.04

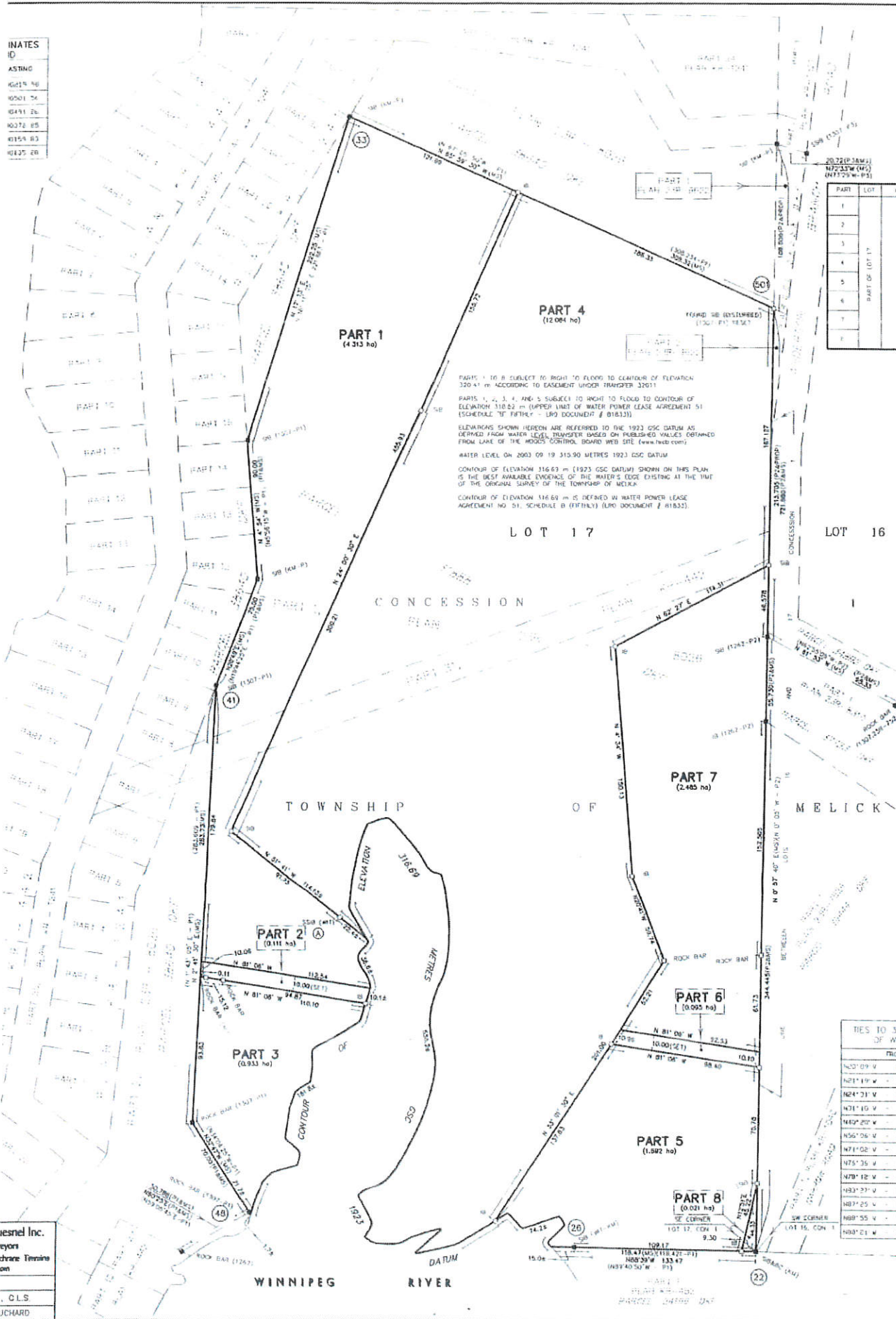
METRIC NOTE:

DISTANCES SHOWN ARE
IN METRES AND CONVERSIONS
DISTANCE NOTE: DISTANCES SHOWN ARE
TO COMPUTE GRID DIST
SCALE FACTOR OF 0.9998

TIES TO 316.69 m CONTOUR OF WINNIPEG RIVER			
FROM	SUB	TO	OF
420° 09' W	258.1	486° 38' W	106.0
421° 19' W	235.7	482° 29' W	80.3
424° 21' W	203.6	507° 53' W	103.6
431° 15' W	182.5	488° 41' W	77.5
462° 20' W	143.4	471° 56' W	54.6
456° 06' W	127.5	463° 35' W	40.9
471° 02' W	131.3	470° 10' W	35.1
475° 35' W	145.2	465° 22' W	22.1
478° 12' W	146.3	464° 45' W	15.7
483° 37' W	133.3	479° 45' W	17.5
487° 25' W	136.9	488° 29' W	17.3
488° 55' W	129.5	506° 39' E	21.9
488° 21' W	112.0		

TIES TO OF Y	
FR	TO
317° 46' W	
346° 41' W	
316° 32' W	
316° 33' W	
314° 45' W	
309° 26' W	
309° 25' W	
313° 45' W	
309° 55' W	
311° 21' W	

INATES	ID
40415	58
40501	76
40411	26
40378	85
40156	83
40435	28



resnel Inc.
croy
chance Timmins
on
CLS
UCHARD

September 22, 2017

City of Kenora
Planning Department & Planning Advisory Council
2nd Floor, Operations Centre
60 Fourteenth Street North
Kenora, Ontario
P9N 4M9

To Whom it May Concern:

Re: Attached Application for Consent and Application for Minor Variance

The attached applications are submitted for your consideration of our desire to have the property located at 872 Anderson Road divided by way of Lot Addition, resulting in the existing parcel known as 872 Anderson Road being reduced to an area of approximately 2 hectares. The balance of the property (approximately 10 hectares) would be added to the property adjacent to the 872 Anderson Road property with the municipal address of 236 Tresoor Point Road, and Legal Description as follows:

CON 1M PT LOT 17 RP 23R8026	23R10898 PART 1 to 3 PCL
38640 43444	PART 2 KR1241 PART 25

Currently the Anderson Road property is owned by Terry Tresoor (Jr) and his wife Nickole Tresoor along with David Tresoor and his wife Gisele Tresoor. Our father, Terry Tresoor (Sr.) and his wife Shirley Tresoor live in the home on this property, and will continue to live there for the rest of their lives or as long as they care to. Thankfully, the city of Kenora has approved our recent application for some modifications to the existing home, that will result in David and Gisele Tresoor moving into the home as well, and being there to care for Dad and Shirley as required.

As a result of Dave and Gisele Tresoor's plan to move into the Anderson Road property and undertake renovations to same, Terry & Nickole Tresoor have no further or future interest in the home and buildings on this property. Terry & Nickole Tresoor are not yet year round residents of Kenora and for the foreseeable future will continue to spend 3 to 4 months a year in Kenora while retaining a home in Calgary.

Our collective objective then is to have the Anderson Road property divided in such a way that

a) Dave and Gisele Tresoor retain ownership of the current home and buildings, along with an amount of property (2+ hectares) that satisfies required frontages, area, etc. and

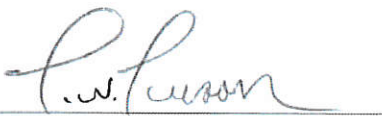
b) Terry & Nickole Tresoor retain the balance of the property (10 +- hectares with no buildings) by way of lot addition to the Tresoor Point Road property.

If approved, there would be no further/extra services required to be provided by the City, with both properties retaining their current use, i.e. residential for the Anderson Road property and recreational for the Tresoor Point Road property.

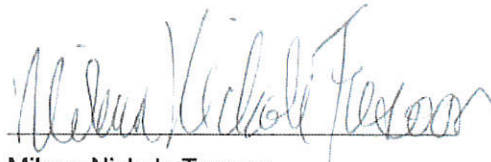
Hopefully the forgoing provides some further and helpful understanding of our intentions and reason for the application for Lot Addition. The accompanying Minor Variance application comes about as a result of our desire to insure that the retained lot as well the balance of the property being added to the Tresoor Point property share the current waterfront as compliantly and equally as possible. The net result is that the retained lot would have a lot depth that is more than five (5) times the frontage of the lot. This comes about of course as a result of the contour of the property along with our desire to allow the retained lot and the addition portion having reasonable access to and use of the existing waterfront/shoreline.

In closing, we feel it important to point out that both above noted properties have been in the Tresoor Family since 1960. The property was originally purchased by our father, Terry Tresoor (Sr) and grandfather William F. (Bill) Tresoor. Over the years, the properties have changed hands, but always within the Tresoor family. It is our hope and plan that these properties will continue to remain in the hands of family members for many years to come.

Thank you for your consideration of these applications.



Terrence W. Tresoor



Milena Nickole Tresoor



David Tresoor



Gisele Tresoor