

Notice to All Owners of Property within a 60 metre radius of
Property located at 872 Anderson Road
SECTION 45 OF THE PLANNING ACT, RSO 1990

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

The application is seeking relief from the City of Kenora zoning by-law 101-2015, Section 3.13.5- which restricts lot creation whereby the lot depth is more than five times the frontage (1:5 ratio). This application is being heard concurrently with an application for consent, file number: D101-7-09.

The effect of approval would be to permit a lot with a lot depth to frontage ratio that exceeds 1:5, in the RR- Rural Residential zone.

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

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 minor variance 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. D13-17-10.

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 , Phone: 807-467-2292

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



City of Kenora
Application for Minor Variance
Section 45 of the Planning Act & Ontario
Regulation 200/96

Office Use Only

Date Stamp - Date Received:



File Number: D13-17-10
Roll Number: 140.001.28300.0000
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 200/96
- ☐ 2 copies of information/reports as indicated on application form
- ☒ The required application fee of \$325.00 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 |
| <input type="checkbox"/> Site Plan Application | <input type="checkbox"/> Other (Please Specify): _____ |
| <input checked="" type="checkbox"/> Consent | <input type="checkbox"/> Zoning By-law Amendment |

3.0 - APPLICANT INFORMATION**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)	PART 4 PCL 3188 RP			
Tax Roll Number	6016 140001233000000			

OWNER/APPLICANT INFORMATION

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s) TERRENCE W AND COMPANY DAVID AND			
Registered Land Owner	Surname: TRESOOR MILENA N.		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@kpdsp.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 - LAND USE DESIGNATION

What is the current Official Plan Designation of the subject property?

RURAL

What is the current Zoning By-law designation of the subject land and the uses permitted by that zone? RURAL RESIDENTIAL

6.0 - NATURE AND EXTENT OF RELIEF REQUESTED

Section of Zoning By-law No.	Zoning Provision	Proposed Provision	Relief Required
3.13.5	LOT DEPTH	DEPTH OF RETAINED LOT MAY EXCEED THE "5X FRONTAGE" PROVISION STIPULATED IN SECTION 3.13.5 BY A SMALL AMOUNT, DEPENDING ON HOW/WHERE MEASURED. PLEASE SEE SURVEYORS SKETCH.	

7.0 - PLEASE EXPLAIN THE EXTENT OF THE PROPOSED VARIANCE AND WHY IT IS NOT POSSIBLE TO COMPLY WITH ZONING BY-LAW NO. 101-2015 AS AMENDED.

SECTION 3.13.5 ~~re~~ LOT DEPTH STIPULATES THAT NO LOT SHALL HAVE A LOT DEPTH THAT IS MORE THAN 5 TIMES THE FRONTAGE OF THE LOT. BECAUSE OF THE CONTOUR OF THE PROPERTY AND OUR DESIRE TO PROVIDE AN EQUAL AMOUNT OF USEABLE WATER FRONTAGE AS PART OF OUR LOT ADDITION/DIVISION OF PROPERTY UNDERTAKING, THE REMAINING LOT DEPTH WOULD EXCEED 5 TIMES THE FRONTAGE.

8.0 - PROPERTY CHARACTERISTICS

Frontage (metres): 538.2006 Depth (metres): 670m⁺ Area (m² or Ha.): 12.083 Ha
(VARIES)

Existing Use of subject land: RESIDENTIAL - SINGLE DETACHED DWELLING

Proposed Use (if applicable): RESIDENTIAL

Length of time that the existing uses have continued? 80⁺ YEARS

Type of Access:

- ☒ Municipal Maintained Road ☐ Seasonally Maintained Municipal Road ☐ Provincial Highway
☐ Private Road or Laneway ☐ Water ☐ Other Public Road

* If access is by water only please describe the parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road:

*If access is by private road, or other public road, please state 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

Water Supply:

- ☐ Municipal Water ☒ Private Well ☐ Communal Well
☐ Lake ☐ Other: _____

Sewage:

- ☐ Municipal Sewer ☒ Private Septic System/Field ☐ Communal Septic System/Field

☐ Privy ☐ Other: _____

Site Drainage:

☐ Storm Sewers ☐ Swales ☐ Ditches ☒ Other

9.0 - SKETCH

A sketch 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:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. 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.

10.0 - BUILDINGS/STRUCTURES ON SUBJECT PROPERTY* Dimensions must match those indicated on the required sketch

Existing Structures:

	Principle	SHED Accessory	SHED Accessory	Sleep Cabin Accessory	Garage	Parking
Ground Floor Area	1714 ft ²	100 ft ²	900 ft ²	320 ft ²	144	10 spots
Total Gross Floor Area	1714 ft ²					
Number of Storeys	1	1	1	1	1	
Length	44'	10'	8' 11"	20'	16'	
Width	44'	10'	8'	10'	9'	
Height	8' walls	8'	8'	9'	8'	
Front Yard Setback	15m (49.2')					
Rear Yard Setback	8m (26.2')					
Side Yard Setback	Int. 3m (9.84')					
Side Yard Setback	"					
Date Constructed	1935					
Lot Coverage (%)	max 25%					
Floor Area Ratio						

- Current Workshop being demolished + replaced with new 28' x 28' Garage.

Proposed Structures:

	Principle	Accessory	Accessory	Parking
Ground Floor Area	2177 2177			
Total Gross Floor Area	2177			
Number of Storeys	1			
Length	92' 34"			
Width	92'			
Height	8' walls			
Front Yard Setback	15m (49.2')			
Rear Yard Setback	8m (26.2')			
Side Yard Setback	Int 3m (9.84')			
Side Yard Setback	"			
Date Constructed	1935			
Lot Coverage (%)	max 25%			
Floor Area Ratio				

*Please place an asterisk next to any existing buildings that will be removed as part of the application.

*Please indicate whether the side yards are interior or exterior.

Other Services (Check box if the service is available):

☒ Electricity

☒ School Buses

☒ Garbage Collection

11.0 - 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.)

12.0 - 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.:	Status:
	Minor Variance	File No.:	Status:
	Part Lot Control	File No.:	Status:
	Other (Please Specify)	File No.:	Status:

13.0 - IS THE EFFECT OF THE PROPOSED VARIANCE 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).

PART OF OUR PLAN TO HAVE EXISTING PROPERTY REDUCED IN SIZE TO PROVIDE AFFORDABLE HOUSING OPTION FOR PARENT AND EQUALIZATION OF DIVISION OF PROPERTY VIA LOT ADDITION. THERE WILL BE NO IMPACT ON THE ENVIRONMENT/ON NEIGHBOURS/CITY OF KENORA SERVICES.

14.0 - ADDITIONAL INFORMATION

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

PLEASE SEE ATTACHED/ACCOMPANYING LETTER.

15.0 - DIRECTIONS

Please provide directions to the subject property:

ANDERSON ROAD OFF REDDITT ROAD (HWY 658)

16.0 - 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.

DAVID TRESOOR, GISELE TRESOOR, MILENA TRESOOR, TERRENCE W. TRESOOR
I/We A, am/are the owner(s) of the land that is subject of this application for a minor variance and I/We hereby authorize TERRENCE W. TRESOOR 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.

T.W. Tresoor
M. Tresoor
David Tresoor
G. Tresoor

22-09-2017

Date

Signature of owner(s)

17.0 - SWORN DECLARATION OR AFFIDAVIT

I, DIANA 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 200/96, 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 15, 2018

Diana Lynn Harrison
Commissioner of Oaths

T.W. Tresoor

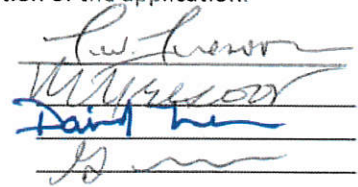
Applicants(s)

18.0 - 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, members of the Planning Advisory Committee or Council members.

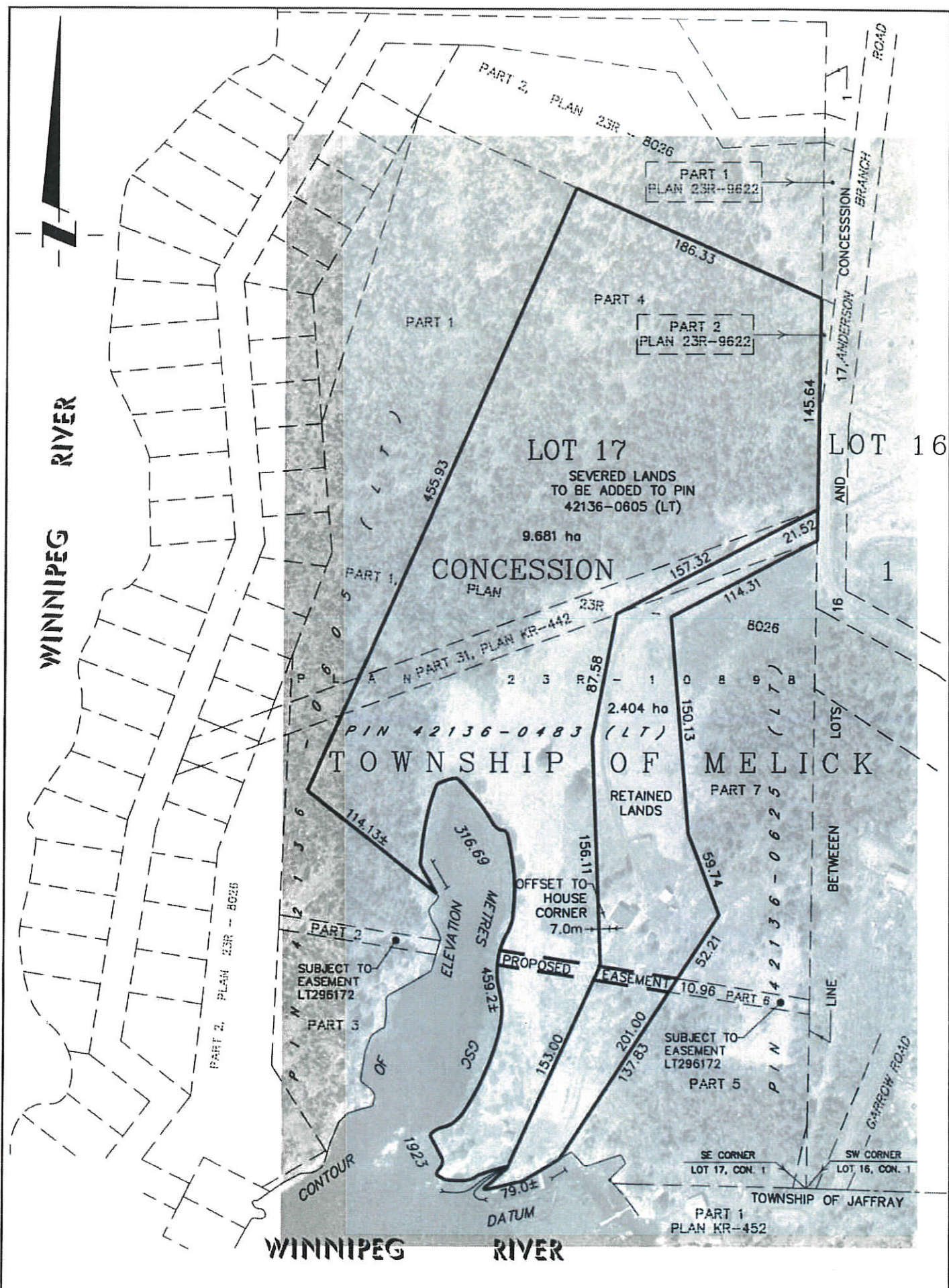
I/We, DAVID TRESOR, GISELE TRESOR, TERENCE TRESOR, MILENA TRESOR being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public 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-108

RECEIVED AND DEPOSITED DEC 20, 2003

BY *B. Schuchman*
CHARTERED LAND SURVEYOR
LAND REGISTAR FOR THE DISTRICT

I REQUIRE THIS PLAN TO BE DEPOSITED
THE LAND TILES ACT
20.03.2004

PART	LOT	CON	PARCEL	SUBJECT TO	AM
1					
2					
3					
4					
5					
6					
7					
8					

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). MAGNETIC REFERENCE ELLIPSOID.
LONGITUDE 97° 00' W. AS DERIVED FROM NAD 83
00019778125 AND 00020010035 OF REGIONAL
NATURAL RESOURCES DATABASE "COSINE"

STATION	NORTHING	EASTING
00019778125	5518445.742	
00020010035		5528527.381

LEGEND

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE
ACCORDANT WITH THE SURVEY
REGULATIONS ACT AND THE L.A.
AND THE REGULATIONS MADE
THEREUNDER.
2. THE SURVEY WAS COMPLETED
ON 20.03.2004

METRIC NOTE:

DISTANCES SHOWN HEREON
CAN BE CONVERTED TO METERS

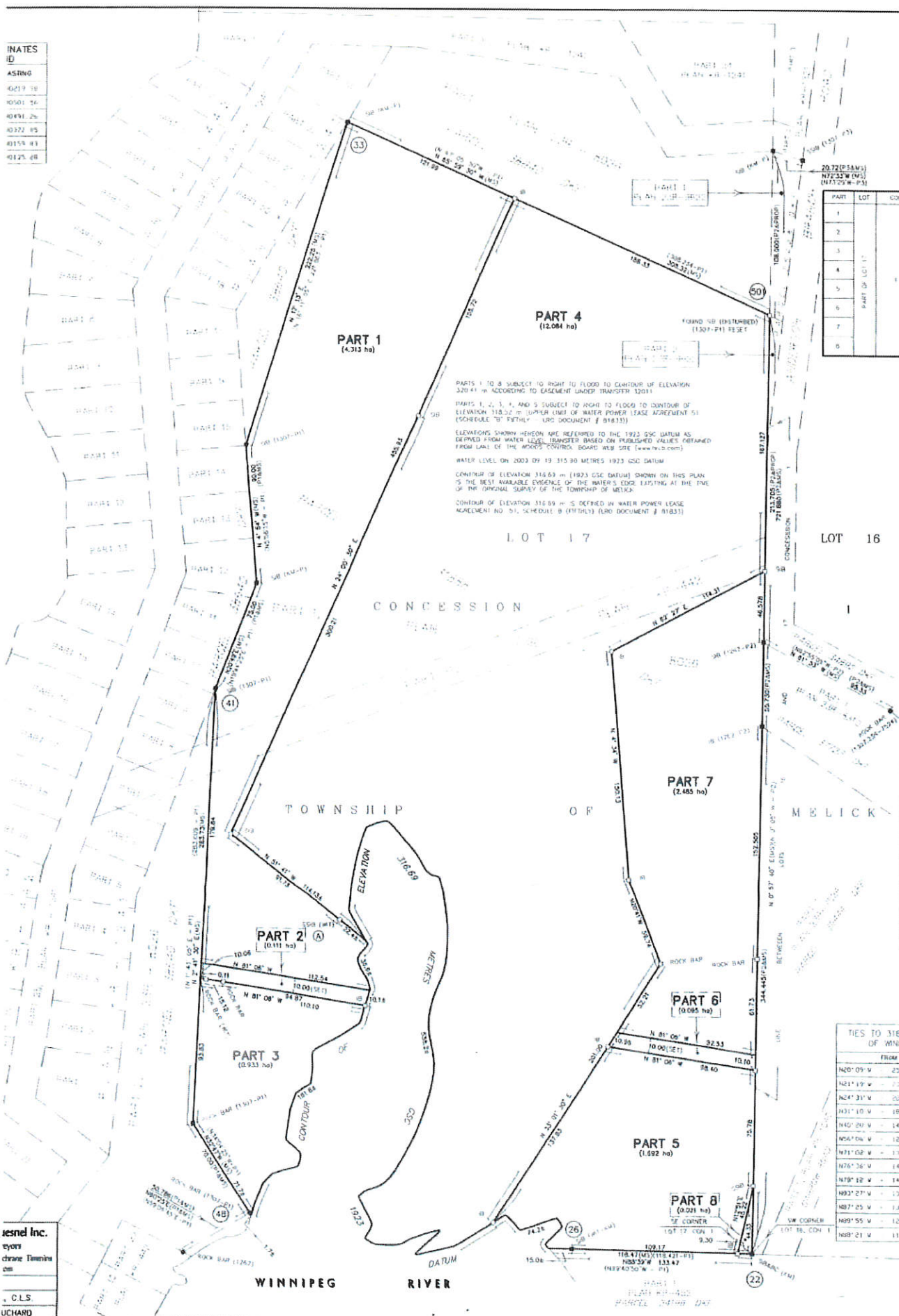
DISTANCE NOTE:

DISTANCES SHOWN HEREON
TO COMPUTE GRID DISTANCES
SCALE FACTOR OF 0.9998

TIES TO 316.69 m CONTOUR OF WINNIPEG RIVER			
FROM	TO	BEARING	DISTANCE
N20°09'V	238.1	N85°38'V	106.8
N21°19'V	239.7	N82°20'V	86.3
N24°21'V	243.6	S87°53'V	103.6
N31°10'V	192.5	N88°41'V	77.5
N40°20'V	143.4	N71°56'V	51.6
N56°06'V	127.5	N63°25'V	48.9
N71°02'V	131.3	N70°10'V	35.1
N76°38'V	145.2	N76°22'V	22.1
N79°12'V	142.3	N84°45'V	15.1
N93°27'V	134.3	N79°45'V	17.5
N87°25'V	136.9	N88°29'V	15.0
N89°55'V	129.6	S04°29'V	21.9
N88°21'V	112.0		

INATES	ASTRING
40219.18	
40501.56	
40491.26	
40372.85	
40155.83	
40125.68	

jesnet Inc.
Kenora
chance Timmins
ON
CLC
UCHARO



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

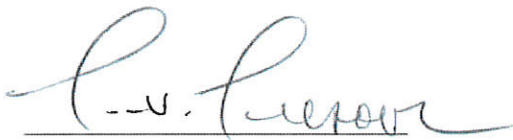
b) Terry & Nickole Tresoor retain the balance of the property (10 +- hectares with no buildings) by way of lot addition to the Tresoor Point Road property.

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.

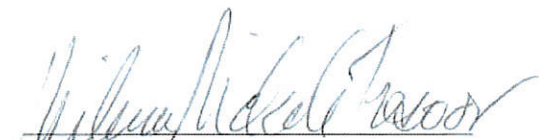
Hopefully the forgoing provides some further and helpful understanding of our intentions and reason for the application for Lot Addition. The accompanying Minor Variance application comes about as a result of our desire to insure that the retained lot as well the balance of the property being added to 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.



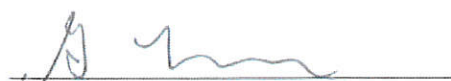
Terrence W. Tresoor



Milena Nickole Tresoor



David Tresoor



Gisele Tresoor