

Notice to All Owners of Property within a 60 metre radius of Property Located at
1912 Ninth Street North, Kenora, ON
SECTION 53 OF THE PLANNING ACT, RSO 1990

TAKE NOTICE that the Kenora Planning Advisory Committee will hold a public meeting on **February 20, 2018 at 7:00 p.m.** in the Operations Training Room, 60 Fourteenth Street North, 2nd Floor, Kenora, to consider an application for consent on subject property municipally known as 1912 Ninth Street North, Kenora, Ontario, legally described as PIN 42176-0345, PCL 11367 SEC DKF; PT W ¼ Location 265P Jaffray as in LT26201; Kenora and PIN 42176-0346, PCL 11635 SEC DFK; PT W ¼ Location 265P Jaffray as in LT27028; Kenora

The purpose of the application is for lot addition. The effect of approval would be to sever the northern portion of the property, approximately 0.142 ha in size and identified as Lot B on the Map, from the Subject Property identified as LOT A 1912 Ninth Street North. The severed lands, would then be merged with



property locally known as 34 Gerald Street. The lot addition will allow for the development of an accessory structure (garage) at 34 Gerald Street that is in compliance with 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.

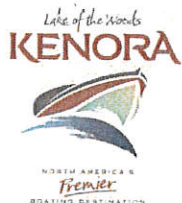
Even if you agree with the decision of the Committee, you should request a copy of the decision since the Planning Advisory Committee decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public. To appeal the decision, of the Committee, to the Ontario Municipal 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. D10-17-11.

Dated at the City of Kenora this 19th Day of January, 2018

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: D10-18-01

Roll Number: 140-003 . 61300-0000

Date Received: JAN 9, 2013

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:

Official Plan Amendment

Plan of Subdivision or Condominium Description

Site Plan Application

Other (Please Specify): _____

Minor Variance

Zoning By-law Amendment

3.0 - Applicant Information				
Date Application Submitted to the City of Kenora:				
Subject Property Information				
Civic Address	Street NO.: 1912	Street Name: 9th Street N	Postal Code: P9N 4H9	Unit Num.:
Registered Plan Number	M-			
Legal Description	pin #s 42176-0345 & 42176-0346			
Reference Plan Number	23R-			
Lot NO.(s)/Block NO.(s)				
Concession Number(s)/PT LOT				
Part Numbers(s)	part of west 1/4 Location 265 Jaffray			
Tax Roll Number	6016			
Lot Frontage (Metres)	20.73 meters			
Depth (Metres)	188.37meters			
Area (Ha.)	.3901 Hectare			
Owner/Applicant Information				
Check Appropriate Box:	Person(s)		Company	
Registered Land Owner	Surname: Duguay		First Name: Lee, Richard & Barbara	
Mailing Address	Street NO.: 1912	Street Name: 9Th Street N .	Postal Code: P9N 4H9	Unit Num.:
City	Kenora		Province: Ontario	
Contact Information	Phone: 807 467 1687		Fax:	
Email	Sean Roach <sroach007@hotmail.com>			
Acquisition Date of Subject Land	August 28 2014			
Agent/Solicitor Information				
Company or Firm Name	Hook , Seller , Lundin LLP			
Name	Surname: Seller		First Name: W. Randall	
Mailing Address	Street NO.: 301	Street Name: First Ave S.	Postal Code: P9N 1W2	Unit Num.: 204
City	Kenora		Province: Ontario	
Contact Information	Phone: 807 468 9831		Fax: 807-468-8384	
Email	Rseller@HSLlaw.ca			
Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land				
Company	Canadian Imperial Bank of Commerce			
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				
5.0 - Purpose of Consent Application				
Transfer:	Mortgage or Charge	<input checked="" type="checkbox"/> Lot Addition	Creation of new lot(s) - (Number of lots created : _____)	
	Creation of a Lot for semi-detached or row housing			
Other:	Right-of-Way	Easement	Lot Line Adjustment/Correction	
	Lease	Correction of Title	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.

Joseph Cecil Devlin

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

pin 42176-0138 34 Gerald Street Parcel 20615 Lot 73 Plan M 102 Kenora

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.)

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.:	Status:
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>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.1 Description	Frontage (m)	20.73M			20.73M
	Depth (m)	68.58M			119.79M
	Area (ha)	.142 Hectares			.248 Hectares vacant
9.2 Use of property	Existing Use(s)	vacant			residential
	Proposed Use(s)	Lot addition to build a garage			residential
9.3 Buildings or Structures	Existing	vacant			residential home
	Proposed	Lot addition to build a garage			residential home
9.4 Access (√)		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
	Provincial Highway (include MTO letter of support with application)				
	Municipal – year round	Gerald Street			9th Street N
	Municipal – seasonal				
	Other public road				
	Private right of way (provide documentation with application)				
	Water access				

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>	<u>Retained</u>
>9.5 Water Supply (✓)	Publically owned and operated piped				
	Private individual well				
	Private communal well				
	Lake of other water body				
	Other				

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.6 Sewage Disposal (✓)	Publically owned and operated sanitary	municipal			municipal
	Private individual septic				
	Private communal septic				
	Privy/grey water				
	Other				

*** 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	Kenora Hydro			Kenora Hydro
	School bus service	municipal			municipal
	Waste/recycle collection	municipal			municipal

>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 (Please see www.kenora.ca/planning for schedules/maps)

What is the land use designation in the City of Kenora Official Plan (2015)?

Developed

Does the proposal conform with the City of Kenora Official Plan (2015)?

YES ✓

NO

If No, have you made a concurrent application for an Official Plan Amendment?

YES

NO ✓

File NO.:

Status:

What is the current zoning designation of the subject property?

R1

Does the proposal conform to Zoning By-law No. 101-2015 as amended?

YES

NO ✓

If No, have you made a concurrent application for a zoning by-law amendment?

YES

NO

File NO.:

Status:

What is the existing use of the subject land?

residential

What is the proposed use of the subject land?

residential

What are the uses of the abutting properties?

Adjacent year round homes

How long have existing uses been present?

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.)?		✓	
<p>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.</p> <p>personal knowledge</p> <p>*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.</p>			

11.0 - IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?
<p>Please state how this application is consistent with the 2014 Provincial Policy Statement (PPS).</p> <p>Residential use within established municipality.</p>

12.0 - ORIGINAL PARCEL TRANSFER
<p>Has any land ever been severed from the parcel originally acquired by the owner of the subject land? YES NO ✓</p> <p>If Yes, please indicate the date of the transfer, the name of the transferee and the uses of the severed land:</p> <p>Date of Transfer: _____</p> <p>Name of Transferee: _____</p> <p>Use(s) of Severed Land: _____</p>

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		✓			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		✓			Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²		✓			Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³		✓			Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		✓			Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line		✓			Evaluate impacts within 300 metres.
Operating mine site		✓			Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land		✓			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		✓			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		✓			Determine possible impacts within 200 metres.
High Voltage Transmission Lines		✓			Consult the appropriate electric power service.
Transportation and Infrastructure corridors		✓			Will corridor be protected? Noise Study Prepared?
Agricultural Operations		✓			Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area		✓			Will development hinder access to the resource or the establishment of new resource operations?
Mineral Aggregate Operations		✓			Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries		✓			Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources		✓			Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands		✓			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.

Significant portions of habitat of Endangered or Threatened Species		✓			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		✓			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers		✓			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes		✓			Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources		✓			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		✓			Development not permitted
Lands Subject to Flooding and/or Erosions		✓			Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards		✓			Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		✓			Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites ⁴		✓			Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites		✓			Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites		✓			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:

Although there may be pre-existing non-conformances with respect to the side yard setback for the existing garage and home on the subject property there would be a 29.97 m distance between the garage and the proposed division line for the lot addition to the Devlin property.

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

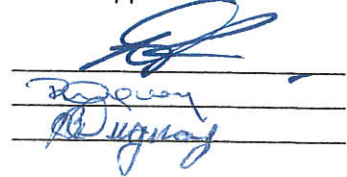
Please provide directions to the subject property:

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, MR. RICHARD BARBARA DOUGLAS 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.

A handwritten signature in blue ink, appearing to read "Richard Douglas", is written over two horizontal lines.

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.

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.

I/We LEE, RICHARD & BURLAND, DANY, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize W. RANDALL SELLEK 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.

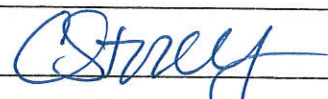
NOV 6/17
Date

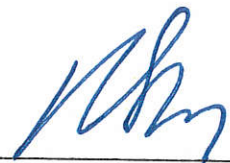

W. RANDALL SELLEK
Signature of owner(s)

18.0 - SWORN DECLARATION OR AFFIDAVIT

I, W. RANDALL SELLEK of the CITY OF KENORA in the province of ONTARIO, 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 KENORA in the PROVINCE OF ONTARIO this 6th day of NOV in the year 2017


Commissioner of Oaths


W. RANDALL SELLEK
Applicants(s)

CAROLYNNE ASHLEIGH STOREY, a Commissioner,
etc., Province of Ontario, for Hook, Seller & Lundin, LLP,
Barristers & Solicitors
Expires September 19, 2019.

20.0 - UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL

TO: CITY OF KENORA

FROM: Name: LEE, RICHARD & BARBARA DUGUAYAddress: 1912 9th St N - KENORA

SUBJECT: APPLICATION FOR CONSENT

Address of Site: 1912 9th St. N.

Where the City of Kenora substantially supports the application for Consent,

Name of Applicant: LEE, RICHARD & BARBARA DUGUAY

Hereby undertakes to pay, in accordance with the Ontario Municipal Board cost recovery policy of the City of Kenora, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, all legal expenses beyond the first \$1,000 and deposit \$4,000 with the City upon notice of the hearing in the event of a site specific third party appeal.

AND

In the event of a policy or major issue third party appeal, hereby undertakes to pay, in accordance with the Ontario Municipal Board cost recovery policy of the City of Kenora, upon receipt of invoice from the City, any and all legal costs, including disbursements of the City. The applicant shall deposit a sum of \$10,000 to the City of Kenora upon receipt of the notice of hearing. In instances where the municipality and applicant share a solicitor, the City of Kenora will fund fifty percent of the total expenses with an upset limit of \$5,000. The applicant will be responsible for any expenses above and beyond this point.

It is hereby acknowledged that "hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone call or other means as directed by the Board.

Dated at City of Kenora this 6th day of DEC 2017

Where the City of Kenora refuses the application for Consent,

Name of Applicant: LEE, RICHARD & BARBARA DUGUAY

Hereby undertakes to pay, in accordance with the Ontario Municipal Board cost recovery policy of the City of Kenora, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, in respect of preparation for and attendance at an Ontario Municipal Board hearing, until the matter is finally resolved by the said Board. The estimated cost for the City of Kenora for a one day Ontario Municipal Board Hearing is approximately \$10,000.

It is hereby acknowledged that "hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone call or other means as directed by the Board.

Dated at City of Kenora this 6th day of NOV 2017**Please complete 1 or 2****1. For Applicants and Individuals**

Richard Duguay
Signature of Applicant
RICHARD DUGUAY
(Please print name) BARBARA DUGUAY

Sean Roach
Signature of Witness
Sean Roach
(Please print Name)

2. For Corporations and Companies

Corporate name (if applicable) _____

(Authorized Signature) I have the authority to bind the Corporation _____

(Please print Name and Title) _____

PLANNING RATIONALE APPLICATION DUGUAY SEVERANCE

The purpose of this application is to sever a portion of the subject land and facilitate a Lot Addition.

The Applicants Lee Ellen Duguay, Richard Willis Duguay and Barbara Elizabeth Duguay apply to sever their subject property into two parcels “the retained lands” and “the severed land”.

The portion that comprise the retained lands are currently occupied by the owner’s with a residence and a garage fully within the portion identified to be retained. The portion that comprises the severed lands is currently undeveloped. The retained lands are currently serviced by city sewer and water and we anticipate compliance with the zoning by-law set backs, which will be confirmed should the application proceed to completion of a survey.

Access to the retained portion would continue from Gerald Street, whereas access to the severed portion would be accessed from Clarence Street.

Anticipating receiving consent to sever, the severed land will be transferred for value to the abutting landowner to the north and thereby constituting a lot addition. The northern abutting landowner wishes to acquire this property to build a garage adjacent to property currently owned.

The subject property and the abutting lands are zoned R1 therefore this proposed severance does not require a change in zoning and is consistent with the current land use in the area.

- (a) The severed lands are fairly level undeveloped land and construction of a garage should not adversely impact any surrounding properties.
- (b) There are no known natural heritage features to the property which abuts other residential lands.
- (c) construction of a garage on the severed land/lot addition is consistent with the current use and zoning in the area.
- (d) No further planning approvals will be required as the official plan and zoning of Residential meets the anticipated usages.
- (e) The proposed development is consistent with the Provincial Policy Statement and other planning considerations as the property is within the municipality.
- (f) The proposed use will not place additional demands on city sewer or water and will not increase population density as no additional residential use is proposed.
- (g) The proposed use is similar to use of land by abutting and neighboring landowners.

Aside from the above-noted rationale the application does not engage provincial policy statements.





ServiceOntario

PRINTED ON 19 JAN, 2018 AT 12:20:36
FOR CAROLYNNE01

SCALE



PROPERTY INDEX MAP

KENORA(No. 23)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- UNITED INTEREST PROPERTY
- RETIRED PIN MAP UPDATE (PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

