

**Notice to All Owners of Property within a 60 metre radius of Property Located at  
1930 HIGHWAY 17 West , Kenora, ON  
SECTION 53 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the Kenora Planning Advisory Committee will hold a public meeting on **April 17, 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 1930 Highway 17 West, Kenora, ON. Parcel 33035 Sec DFK; Part Mining Location 233P Kenora Part 1. 23R5012; Kenora. PIN: 42174-0029.

The purpose of the application is for lot addition. The effect of approval would be to allow approximately 0.43 ha of land to be transferred from 1903 Highway 17 West (Lot A on the map) to the adjacent property, 1930-A Highway 17 W (Lot B on the map).

Under Section 34 of the *Planning Act*, an application for an amendment to the zoning by-law, file: D14-18-02 has been applied for concurrently with the application for consent. The Council of the Corporation for the City of Kenora will hold a statutory public meeting on Tuesday April 10, 2018 at 12:00 p.m., and will consider a decision regarding the application at their regular meeting on April 17, 2018.

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, 2<sup>nd</sup> Floor, 60 Fourteenth St. N., Kenora, Ontario, or for further information please contact Melissa Shaw at 807-467-2292 and quote file no. D10-18-04.

**Dated at the City of Kenora this 29<sup>th</sup> Day of March, 2018**

Melissa Shaw, Secretary-Treasurer, 60 Fourteenth St N, 2<sup>nd</sup> 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: D10-18-04

Roll Number: 6016 124,001 01402

Date Received: Dec 20, 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:

Official Plan Amendment

Plan of Subdivision or Condominium Description

Site Plan Application

Other (Please Specify): \_\_\_\_\_

Minor Variance

✓ Zoning By-law Amendment D14-18-02

Date Application Submitted to the City of Kenora:

Civic Address	Street NO.: 1930	Street Name: Hwy 17 West	Postal Code: P0X 1C0	Unit Num.:
Registered Plan Number	M-			
Legal Description	Pt Mining Loc 233P			
Reference Plan Number	23R-5012			
Lot NO.(s)/Block NO.(s)				
Concession Number(s)/PT LOT				
Part Numbers(s)	1			
Tax Roll Number	6016 124 001 01402			
Lot Frontage (Metres)	48.9			
Depth (Metres)	223 +/-			
Area (Ha.)	1.09			

Check Appropriate Box:	Person(s)		✓ Company	
Registered Land Owner	Surname: K.C. REFRIGERATION LTD.		First Name:	
Mailing Address	Street NO.:	Street Name: P. O. BOX 1250	Postal Code: P9N 3X7	Unit Num.:
City	KENORA		Province: ONTARIO	
Contact Information	Phone: 807-468-3400		Fax: 807-547-5401	
Email				
Acquisition Date of Subject Land	APRIL 16, 1981			

Company or Firm Name	HOOK, SELLER & LUNDIN, LLP			
Name	Surname: SELLER		First Name: RANDY	
Mailing Address	Street NO.: 301	Street Name: First Ave S	Postal Code: P9N 1W2	Unit Num.: 204
City	Kenora		Province: Ontario	
Contact Information	Phone: W. Randall Seller		Fax: 807 468 8384	
Email	rseller@hslaw.ca			

Company	Copperfin Credit Union Limited			
Contact Person	Surname:		First Name:	
Mailing Address	Street NO.: 346	Street Name: Second Street South	Postal Code: P9N 1G5	Unit Num.:
Contact Information	Phone: 807-467-4400		Fax: 807-468-3500	
Email				

#1 Northwestern Health Unit certificate of approval for septic system dated July 31, 2006;  
#2 Channel Technical Services Ltd. report with respect to compliance of three unit apartment building regarding building code compliance.

<b>Transfer:</b>	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		
<b>Other:</b>	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.

Ken Campbell - owner adjacent PIN 42154 – 0030

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

PIN 42154 – 0030

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.: N4-18-02	Status: Pending Approval April 17, 2018
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)	26.22m			varied see plan
	Depth (m)	183.7m			223m
	Area (ha)	.43 hectares			1.54 Hectares
9.2 Use of property	Existing Use(s)	vacant			rural residential
	Proposed Use(s)	rural residential			multi unit residential
9.3 Buildings or Structures	Existing	vacant			multi unit residential
	Proposed	rural residential			multi unit residential

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.4 Access (√)	Provincial Highway (include MTO letter of support with application)				existing access Hwy 17 W
	Municipal – year round	Municipal road PIN 24154-0040			
	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				summer water / holding tank

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.6 Sewage Disposal (✓)	Publically owned and operated sanitary				
	Private individual septic				approved septic system
	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	Hydro One			Hyrdo One
	School bus service	available			available
	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](http://www.kenora.ca/planning%20for%20schedules/maps))

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

Rural

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?

Rural Area with a Future Development Area- Special Policy Area

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: To be submitted

What is the existing use of the subject land?

Vacant

What is the proposed use of the subject land?

See Above and Planning Rationale

What are the uses of the abutting properties?

Residential, Vacant and Highway Commercial

How long have existing uses been present?

Ten years plus

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

Highway commercial use on adjacent land - trucking company



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.			
personal knowledge			
*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).

The proposed lot addition is within an established area in the City of Kenora. The proposed use would be consistent with the current zoning.

#### 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		✓			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 <sup>1</sup>		✓			Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry <sup>2</sup>		✓			Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry <sup>3</sup>		✓			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 <sup>4</sup>		✓			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.

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

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

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

<sup>4</sup>Hazardous 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:

The proposal lot addition would virtually double the size of the adjacent lot resulting in a frontage of 56 m on the Winnipeg River and the total area of approximately .9 hectare resulting in a more usable lot for future development without any significant effect on the adjacent retained 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:

First driveway west of Gayle's Motel off Hwy 17 West



### 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 KENNETH CHAPBELL, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize W. RANDALL SELLER 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.

K. CHAPBELL  
K. Chapbell  
KENNETH CHAPBELL  
PLISS

Dec. 14/17

Date

Signature of owner(s)

### 18.0 - SWORN DECLARATION OR AFFIDAVIT

I, W. RANDALL SELLER 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 MCC. OF ONTARIO this 14th day of DEC in the year 2017.

Sworn at the City of  
Kenora, Ontario

Dec. 14 2017

Jami Ann Craven

Commissioner of Oaths

W. R. SELLER

Applicants(s)

JAMI ANN CRAVEN, a Commissioner, etc.,  
District of Kenora, for Hook, Seller & Lundin LLP,  
Barristers & Solicitors  
Expires November 6, 2018.

#### 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, KEN CAMPBELL PARS K C REINTEGRATION LTD 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.

KEN CAMPBELL PARS  
K C REINTEGRATION LTD  
PARS

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.

**20.0 - UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL**

TO: CITY OF KENORA

FROM: Name: KC REFRIGERATION LTD.Address: P/O BOX 1250 KENORA ONT. P9N 3K7

SUBJECT: APPLICATION FOR CONSENT

Address of Site: HWY 17 W.*Where the City of Kenora substantially supports the application for Consent,*Name of Applicant: KC REFRIGERATION LTD.

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 14 day of DEC 2017*Where the City of Kenora refuses the application for Consent,*Name of Applicant: KC REFRIGERATION LTD.

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 14th day of DEC 2017**Please complete 1 or 2**

1. For Applicants and Individuals	2. For Corporations and Companies
Signature of Applicant  (Please print name)	<u>KC REFRIGERATION LTD</u> Corporate name (if applicable) <u>[Signature]</u> (Authorized Signature) I have the authority to bind the Corporation
Signature of Witness  (Please print Name)	<u>KEN CHAMBERLAIN - ARBS -</u> (Please print Name and Title)



## Melissa Shaw

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**From:** Randall Seller <rseller@hslaw.ca>  
**Sent:** Wednesday, February 7, 2018 11:14 AM  
**To:** Melissa Shaw  
**Cc:** Susan Moreau  
**Subject:** Planning Rationale for Campbell Zoning and Lot Addition applications

Please see below:

### A. Physical Description of Site

The proposed Retained lands would consist of 1.54 Hectares of land including the described 3unit apartment building with separate exclusive access from Highway 17 West. The remainder of the lands consist of typical forestation with a proposed frontage on Mink Bay of 22.7 m subject to a standard reserve. All improvements are well back of the shoreline.

### B. Official Plan and Current Zoning designation

The OP designation is Rural. The Zoning designation is Rural Residential.

### C. Description of Site's Planning History

The triplex property was purchased in 1981 and originally constructed with a commercial shop on the main floor and 2 apartments above. Subsequently the building has been converted into three apartment units. Northwestern Health Unit approval has been garnered with respect to its current use. The proposed lot addition property is vacant and undeveloped. The lot addition would result in a frontage for the combined lot and lot addition of 56.2 m. It will result in a reduction in the frontage of the retained lands to 22.7 m however in view of the utilization of the lot and its size the retained lands meet all other zoning regulations identified by the current zoning bylaw with respect to size.

### D. Compatibility of the proposed development with existing adjacent developments

Adjacent properties are zoned rural residential to the east and west and Highway commercial to the south. Accordingly the proposed development activities and rezoning are compatible with existing development activities and land zoning designations in the area.

### E. Impact on Municipal Services

The road to the existing triplex is a private road dedicated only to access to that property. The lot and lot addition's access is over city of Kenora roadway.  
Hydro is available in the area with Hydro to the existing complex installed and Hydro available from current services in the vicinity of the lot and lot addition. Waste and recycling is available at the Kenora transfer station.  
Septic services are private with water available on a summer service or delivery basis from the City of Kenora.

### F. Impact of lot addition on Natural Environment

Both properties are located within 300 m of a provincially significant wetland being Mink Bay. Limited residential development situated well back of the frontage is possible and addresses all environmental concerns.

### G. Provincial Policy Statement ( 2014 PPS)

Section 1.1.5.2. of the 2014 OPS supports the concept of limited residential development in the nature of these 2 applications.



It is submitted that these 2 applications conform to the intent and goals of the Official Plan of the City of Kenora.

Please let me know if you have any questions.



HOOK  
SELLER  
LUNDIN

BARRISTERS  
AND SOLICITORS

W. RANDALL SELLER \*

Barrister & Solicitor

204 - 301 First Avenue South, Kenora, Ontario, P9N 1W2

807-468-9831 (tel) 807-468-8384 (fax)

\* services provided by W. Randall F. Seller Professional Corporation

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MINK BAY  
WINNIPEG RIVER

PIN 42154-0027 (LT)

PIN 42154-0028 (LT)

90.5

PART 1, PLAN 23R-5012

PIN 42154-0029 (LT)

(1.54 Ha)

RETAINED LANDS

LANDS TO BE ADDED TO  
PIN 42154-0030 (LT)

PART 1

PART 2 PART 3  
PIN 42154-0032 (LT)

M I N I N G L O C A T I O N 2 3 3 - P  
P L A N 2 3 R - 7 0 9 7

BUILDING

CENTRELINE  
OF DRIVEWAY

PART 4  
PLAN 23R-7097  
PIN 42154-0040 (LT)

PIN 42154-0031 (LT)  
PART 1  
PLAN 23R-4679

PART 5  
PLAN 23R-8483

M I N I N G L O C A T I O N 2 8 0 - P  
P I N 4 2 1 5 4 - 0 0 1 2 ( L T )

PART 1  
PLAN 23R-7120

PART 3  
M I N I N G L O C A T I O N 2 7 4 - P

RADCLIFFE RD  
17

PART 1  
PLAN 23R-5025  
P I N 4 2 1 5 4 - 0 0 4 1 ( L T )  
P I N 4 2 1 5 4 - 0 1 1 0 ( L T )  
H I G H W A Y N O .

RECEIVED

NOV 09 2017



RUGGED GEOMATICS INC.

WWW.RUGGEDGEOMATICS.COM  
ERIC.RODY@RUGGEDGEOMATICS.COM  
(807) 468-8516

138 MAIN STREET SOUTH  
KENORA, ONTARIO, P9N 1S9  
CANADA

ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

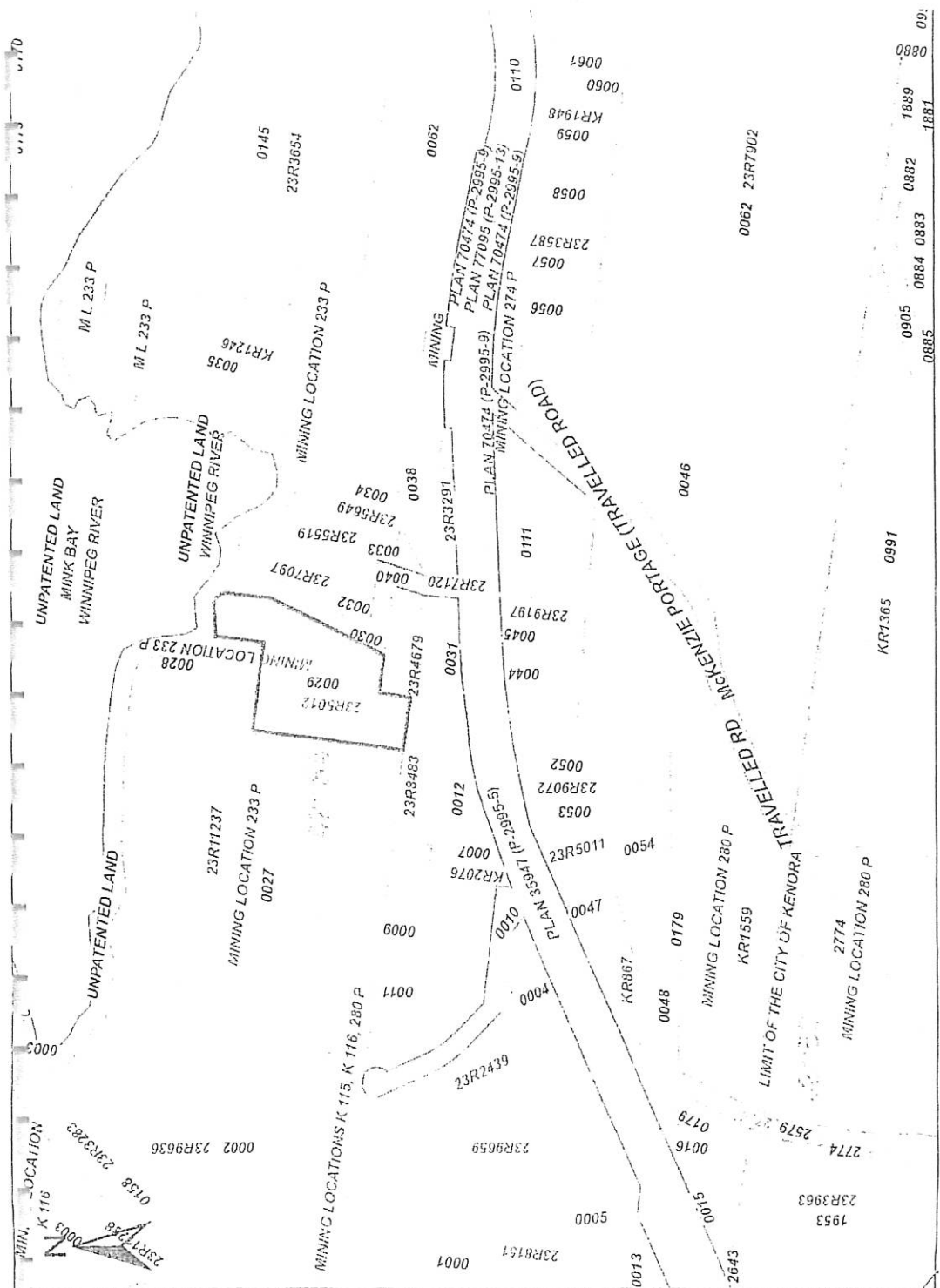
PARTY CHIEF:

CHECKED BY: ERIC RODY, O.L.S., C.L.S.

FILE: SK17137

DRAWN BY: JOSEPH HANSTEAD







Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #23

PAGE 1 OF 1

PREPARED FOR Moreaul2  
ON 2017/12/07 AT 14:02:12

42154-0029 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: ECL 33035 SEC DRF; PT MINING LOCATION 233P KENORA PT 1. 23R5012; KENORA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2005/09/26

OWNERS' NAMES  
K.C. REFRIGERATION LTD.  
CAPACITY SHARE  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/09/23 **						
23R5012	1981/02/25	PLAN REFERENCE				C
LT146904	1981/04/16	TRANSFER			K.C. REFRIGERATION LTD.	C
LT229758	1993/11/05	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	C
LT234356	1994/07/28	NOTICE				
REMARKS: AIRPORT ZONING REGULATIONS						
KN17783	2008/02/27	CHARGE	\$150,000	K.C. REFRIGERATION LTD. CAMPBELL, KEN	KENORA DISTRICT CREDIT UNION LIMITED	C
KN18400	2008/04/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: RE: LT229758						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



42154-0030 (LT)  
\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PCL 39017 SEC DRF; PT MINING LOCATION 233P KENORA PT 1, 23R7097; KENORA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2005/09/26

OWNERS' NAMES  
CAMPBELL, KEN

CAPACITY SHARE  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/09/23 **						
23R7097	1967/09/30	PLAN REFERENCE				C
LT209929	1990/11/30	TRANSFER	\$18,000		CAMPBELL, KEN	C
LT234356	1994/07/28	NOTICE				C
REMARKS: AIRPORT ZONING REGULATIONS						
KN17783	2008/02/27	CHARGE	\$150,000	K.C. REFRIGERATION LTD. CAMPBELL, KEN	KENORA DISTRICT CREDIT UNION LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

# Application for Consent Report

## Regarding Property:

legal description Pt Mining Loc 233P Plan 23R-5012  
location 1930 Hwy 17 West  
Owner(s) **KC Refrigeration Ltd - Ken Campbell**

NWHU File Number

LDK038-17

The Northwestern Health Unit inspects and/or reviews proposed consents to assess the retained and new proposed lot's ability to have future Ontario Building Code compliant septic systems and to assess the suitability of any existing sewage systems. Most illnesses that arise from contact with sewage are caused by pathogens which are biological agents that cause disease or illness in a host. Pathogens in sewage include bacteria, parasites and viruses. They can cause a wide variety of acute illnesses.

The items below only address the sewage system capability of the proposed consent. Any deficiencies noted about existing sewage systems are dealt with directly with the property owner.

Systems are subject to environmental factors such as soil conditions, prevalence of shallow or exposed bedrock, groundwater table and drainage. Correct or improper usage of a system will also affect its operable longevity.

## Retained Property

### Main Sewage

There is a dwelling with an existing septic system. There is sufficient area to install a new system in the same general area when needed.

The septic approval was issued when there were two units instead of three rentals in the apartment complex. The conversion of the plumbed shop to an apartment does increase the potential sewage flow. There is area on the remaining property to address this increase if need be.

## Severed Property

### Main Sewage

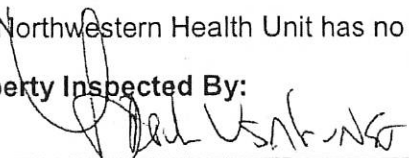
The proposed lot is vacant and there are suitable areas to install a future septic system with imported sand fill.

The severed portion is being added to a vacant lot. This addition will only increase the ability of the new lot to support a septic system.

## Final Comments:

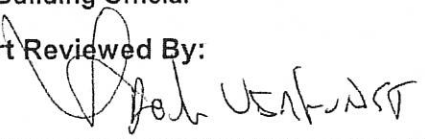
The Northwestern Health Unit has no objections to the proposed consent

## Property Inspected By:

  
Doug Vergunst,  
Chief Building Official

JAN 31 2018  
Date

## Report Reviewed By:

  
Doug Vergunst  
Chief Building Official

JAN 31 2018  
Date