

The Corporation of the City of Kenora

By-Law Number 190 - 2019

A By-law to adopt Amendment Number 19-03 to the Official Plan of the City of Kenora

Whereas the Council of The Corporation of the City of Kenora has received an application to amend the Official Plan for the City of Kenora;

And Whereas the Council has determined that the said amendment as finally prepared is suitable for adoption;

Now therefore the Council of The Corporation of the City of Kenora, pursuant to Subsection 21(1) and Subsection 17(22) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby enacts as follows:

1. Amendment No19-03 to the Official Plan for the City of Kenora in the form annexed to this By-law is hereby adopted.
2. The Mayor and Clerk are authorized to execute such certificates and other documents and to take or cause to be taken such action as may be required to evidence and confirm the adoption of the said Amendment.
3. The Clerk is authorized and directed to give notice of the said adoption and to otherwise comply with the requirements of the *Planning Act* relating thereto.
4. This By-law shall come into force and take effect on the date of its final passing.

By-Law Read a First and Second Time this 17th day of December, 2019.

By-Law Read a Third Time and Finally Passed this 17th day of December, 2019.

The Corporation of the City of Kenora:-

Daniel Reynard, Mayor

Heather Pihulak, City Clerk

**AMENDMENT NO. 19-03 TO THE
OFFICIAL PLAN OF THE CITY OF KENORA**

**AMENDMENT NO. 19-03 TO
THE OFFICIAL PLAN FOR THE CITY OF KENORA**

Index	Page
The Constitutional Statement	3
PART A - The Preamble	4
Purpose of the Amendment	
Location of the Amendment	
Basis for the Amendment	
PART B - The Amendment	6
The Amendment	
Exhibit 1	

OFFICIAL PLAN FOR THE CITY OF KENORA

Amendment No. 19-03 to the Official Plan for the City of Kenora was presented to the Council of the City of Kenora on the 17th day of December, 2019.

The amendment was adopted by the Council by By-law Number 190-2019 in accordance with Sections 21(1) and Section 17(22) of the *Planning Act* on the 17th day of December, 2019.

Daniel Reynard, Mayor

Heather Pihulak, City Clerk

PART A – THE PREAMBLE

PURPOSE

The purpose of Amendment No. 19-03 is to re-designate the lands illustrated in Exhibit 1 (“the subject lands”) to and forming part of this Amendment, in the Official Plan for the City of Kenora from Future Development Overlay, Industrial Development Area, Rail yard and Residential Development Area, as applicable, to Commercial Development Area, Industrial Development Area and Residential Development Area.

LOCATION

The lands affected by this Amendment include the lands illustrated in Exhibit 1 to and forming part of this Amendment.

BASIS

The applicant is proposing a site-specific amendment to the Official Plan for the City of Kenora to change the land use designation of the subject lands, illustrated in Exhibit 1 to and forming part of this Amendment, from Future Development Overlay, Industrial Development Area, Railyard and Residential Development Area, as applicable, to Commercial Development Area, Industrial Development Area and Residential Development Area.

The subject lands were formerly occupied by the Abitibi Mill; they are located within the Established Area in the City of Kenora Official Plan and surrounded by existing residential development to the north, south, and east, as well as some commercial and institutional uses to the north. As a result of the Mill closure, the site has been predominantly vacant since approximately 2006, with the exception of three (3) existing industrial buildings, currently occupied by Atlantic Industries, First Student Bus Lines, and Kenon Builders.

In 2011, the City of Kenora adopted the Former Mill Site Community Improvement Plan (CIP) to encourage and provide incentives for the redevelopment of the underutilized site. In 2015, the Community Improvement policies in the City’s Official Plan were revised to include policies to encourage and incentivize construction of affordable housing, in keeping with provincial regulatory changes. In 2017, the Former Mill Site CIP was updated to expand the Community Improvement Project Area to include lands west of Veteran’s Drive, to add financial incentive programs for housing, and to include updated policy and regulatory changes since the CIP was originally adopted in 2011. These changes were completed in consultation with the community and key stakeholders.

As such, the existing Former Mill Site CIP (2011, updated 2017) contains policies and financial incentive programs which support the following vision for the redevelopment of the site: “to create jobs and affordable housing for local residents and local Indigenous peoples, and provide business opportunities to use local resources by revitalizing the site in aesthetically pleasing manner.”

The applicant’s vision for the proposed redevelopment of the subject lands is to establish a mixed-use development supporting a combination of Industrial, Commercial, and Residential uses. The proposed Official Plan Amendment supports the City’s and the applicant’s vision for the future redevelopment of the site by permitting a broader range of land uses, including

residential uses that have the potential to contribute to additional housing stock and a diverse range of housing types in the City.

Future development of the residential lands will be subject to future development applications, which will require further planning and detailed technical studies.

The proposed Official Plan Amendment does not conflict with the Growth Plan for Northern Ontario 2011 and is consistent with the 2014 Provincial Policy Statement (PPS). The proposed Official Plan Amendment represents good planning and is in the public interest.

PART B – THE AMENDMENT

AMENDMENT NO. 19-03 TO THE

OFFICIAL PLAN FOR THE CITY OF KENORA

1. Schedule “A” – Land use Designations

The lands illustrated on Exhibit 1 to and forming part of this Amendment, are re-designated from Future Development Overlay, Industrial Development Area, Railyard and Residential Development Area, as applicable, to Commercial Development Area, Industrial Development Area and Residential Development Area as shown on the said Exhibit.

EXHIBIT 1 TO AMENDMENT NO. 19-03 OF THE KENORA OFFICIAL PLAN

