



City of Kenora
Committee of the Whole
Minutes
Tuesday, April 5, 2016
9:00 a.m.
City Hall Council Chambers

Present: Mayor David Canfield
Councillor Mort Goss
Councillor Rory McMillan
Councillor Louis Roussin
Councillor Sharon Smith

Regrets: Councillor Dan Reynard
Councillor Colin Wasacase

Staff Present: Karen Brown, CAO, Heather Kasprick, City Clerk, Rick Perchuk, Operations Manager, Lauren D'Argis, Corporate Services, Tara Rickaby, Planning Administrator, Melissa Shaw, Planning Assistant, James Tkachyk, Parks & Facilities Lead

A. Public Information Notices

As required under Notice By-law #144 -2007, the public is advised of Council's intention to adopt the following at its April 19, 2016 meeting:-

- Adopt the 2016 Capital Budget and Five Year Capital Plan by-law

B. Declaration of Pecuniary Interest & the General Nature Thereof

- 1) On Today's Agenda
- 2) From a Meeting at which a Member was not in Attendance.

There were none declared.

C. Confirmation of Previous Committee Minutes

Resolution #1 - Moved by Councillor R. McMillan, Seconded by L. Roussin & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held March 1 and Special Committee of the Whole Meeting held February 16 and March 15, 2016 be confirmed as written and filed.

D. Deputations/Presentations

Black Sturgeon Property Owners (Ken Shrier)

Mr. Shrier is presenting on behalf of the Black Sturgeon Lake Property Owners Association (BSLPOA) and on behalf of the members.

A recent Water Quality Monitoring Report for 2015 was completed by Ryan Haines, Biologist for Kenora Resource Consultants. Mr. Haines presented his results to Council on January 12, 2016. In Mr. Haines' presentation he indicated that the health of Black Sturgeon Lake has not deteriorated since 2010 when the last study was completed. The initial 2007 report and management study for Black Sturgeon Lake which was accepted by Council, had a recommendation from the same Ryan Haines that these water studies be completed on an annual basis. Mr. Haines recently made the same recommendation in 2015.

In 2014 Mayor Canfield attended the BSLPOA annual meeting in Kenora and advised the members that funds had been approved and set aside for the completion of a current water quality test for the lake. It was determined at that time that this water quality test should wait until 2015 so the testing could be done at the appropriate times. It was also determined that these tests should be done on an annual basis over a five year period, with the costs being almost identical to the one large five year study.

It is understood from City staff that the annual testing is not approved as budgets change, taxes change etc. and the members feel that this is contrary to what their association was led to believe would happen. Councils past and present have declared their concern for the preservation of water quality for the Kenora area, including that of Black Sturgeon Lake. With multiple lakefront residential properties recently being completed and many more in the process of being developed on the lake, it is extremely important to implement the annual monitoring of the lake. The association asks that Council approve the annual study of Black Sturgeon Lake for the next five years as outlined in Mr. Haines recommendations. The only way to ensure Council's stewardship over the health of the Lake is to fund and implement regular annual monitoring, which has been recommended since 2007. This will help to ensure the feasibility of ongoing residential development on the lake as well as protect the assets of present owners and The City of Kenora's Tax base for future development.

Mayor Canfield thanked Mr. Shrier for his presentation and a copy was left with the Clerk.

Lake of the Woods Development Commission (Ron Sabourin)

Mr. Ron Sabourin from the Lake of the Woods Development Commission presented its Q1 2016 Report. Q1 highlights include: Completion of the Health Care Retention and Recruitment Report, the report led to the recommendation for Kenora to hire a full time recruiter. WoodWORKS! Workshop March 24, which saw 60 participants from around the northwest region as well as some developers and designers from Manitoba attended this event which promoted using wood in taller buildings. Seniors Housing Forum March 30, with housing identified as one of the top three concerns of Kenora residents last year, and it attracted 90 participants. 225% increase in visitor traffic to the StayinKenora.com web-site as a result of a strong 2016 Winter Advertising Campaign and partnership with KHA and Mount Evergreen Ski Hill. A 3rd annual successful Winter Bites Campaign with increased Restaurant participation.

Plans for Q2 include: Work with LOWDC members to develop a targeted approach to the housing file and research options for tracking Economic Development performance measures. Initiation of the Key Sector Focus Groups, starting with property developers, and then

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moving on to value-added forestry, health care, transportation, manufacturing, marinas/docks, and education. The Triple "B" festival is an event that is being brought into the Community by the Lake of the Woods Brewing Company and their partners. Tourism/Special Events along with the City are supporting them in whatever ways that we are able to. The event will be taking place under the whitecap and will features 15-28 teams of barbeque competitors from all over Western Canada. Tourism campaigns into new US markets

Q1 business development activities focused on the five key industry sectors: Health Care, Tourism, Value-Added Forestry, Manufacturing and Mining. Under business development during Q1, they hosted four site visits from external developers looking at seniors housing, a tourism-related business opportunity and a business expansion into Kenora. One of the companies is from Southern Ontario and the others were from Southeastern Manitoba. At the local level, they are working with active business files focused on housing, food manufacturing, tourism, retail, and land development.

Other Q1 Highlights including the EDO attending the FP Innovations Provincial Advisory Committee face to face meeting in Mattawa to share information about Value Added Forestry initiatives underway across the province. A highlight of the meeting was learning about Value-Added best practices from Sweden, which we could incorporate into our area. The EDO presented information about Kenora's Downtown Revitalization project at the OGRA/Good Roads Conference in Toronto in February 2016. This is the third presentation about the project to a major conference. Planning & Economic Development have been invited to present again in May 2016 at a provincial conference in Manitoba. The project addresses the role of economic infrastructure in business attraction and local business expansion. Kenora Labour Market partners is a group created to address employer's training and hiring needs. The group is comprised of Kenora's education and training, post-secondary and employment partners. The current focus of the group is to address barriers facing hospitality, tourism and retail employers. In Q1, the group met with the owners of the Tim Horton's in Sioux Lookout to learn about their tricks and tips for attracting and retaining their workforce. During Q2 will see three site visits currently scheduled in April. Q2 will also see the initiation of a project to expand two of Kenora's existing Community Improvement Plans to include incentives that will encourage business growth and housing development. They will start that process by setting up the project team, applying for funding to match the City's contribution, and hiring a consultant to facilitate the process.

In Q1 they ran a very successful Winter Advertising Campaign promoting the Ski Hill and Kenora's Outdoor recreation amenities. In total they received 10,404 visitors to the Stayinkenora.com website as a result of our campaigns (compared with 4520 in 2015, and 6744 in 2014). As a result of our partnership and advertising the ski hill has indicated that they experienced growth in visitors to the Ski Hill from Manitoba.

One part of the Tourism strategy is to work diligently to increase visitors and awareness of Winter Tourism Opportunities. They have developed a winter tourism video that will be launched in Late November/ Early December 2016 to ensure the City continues to encourage Winter Tourism in our community.

During the quarter, they attended the Northwestern Ontario Forum for Food Farms and Tourism. This was a unique event and they are currently working on plans to bring a similar event to Kenora in conjunction with our Matiowski market this fall. In Q1 they also began work on our Spring Advertising, including a campaign into North Dakota for launch in Q2.

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Visitor numbers to the Discovery Centre are up 15% over the same period of time last year. (353 visitors in 2016 vs. 307 in 2015).

Kenora celebrated its annual Winter Carnival during the first weekend of March. The Carnival saw strong attendance and participation. It continues to draw new interest and attract new participants annually.

They also celebrated the 3rd annual Winter Bites promotion. They had 10 participating restaurants in 2016 up from 9 in 2015. Preliminary conversations with restaurant participants have been very favourable. They successfully ran 2 Winter Farmer's markets attracting between 25-30 vendors to each one. Vendors were happy overall with their market attendance. They have been busy planning and supporting event organizers and look forward to a very busy 2016 summer season. Highlights of upcoming events that they have been working on in Q1 include: Triple B BBQ festival on the May long weekend, National Aboriginal Day Celebrations, a renewed Artsfest, Canada Day festivities and many more.

The Lake of the Woods Development Commission supports the growth of local food through business development, tourism promotion and special events. The EDO is currently working with local food manufacturers and producers on expansion plans. Tourism supports food through Winter Bites and the Farmer's Market. Economic Development and Tourism are working together on a Q3 Culinary Tourism Conference and the production of a Kenora EATS brochure. The Northwest Business Centre is the lead working with Cloverbelt Local Food Co-Op. Local art is business. Economic Development and Tourism are working together on a local studio guide to help showcase Kenora's rich arts and culture business sector. Tourism is working with LOWAC, the ArtsHUB and other partners on this year's ArtsFEST event in Q3 July 2016.

Council thanked Mr. Sabourin for his presentation and a copy was left with the Clerk.

Kenora Age-Friendly Steering Committee (Mary Bawden & Lynn Moffatt)

Lynn Moffatt & Mary Bawden, Co-Chairs of the Age Friendly Steering Committee. Lynn provided background of the Committee and advised that it is comprised of various members from the public. She reviewed the goals of the group which include a Seniors Housing Forum, a Seniors housing guide and a Kenora Age friendly plan. She acknowledged the support of the City and the Province for the funding.

Ms Bawden highlighted the Age Friendly Plan that was publicly released and a copy presented to Council. The first section of the plan is Outdoor Spaces and Buildings, followed by Transportation, Housing, Respect & Social Inclusion, Social Participation, Communication & Information, Civic Participation & Employment and finally Community Support & Health Services.

The next steps of the Committee are to meet and go back to agencies and organizations to promote within. They will create an implementation committee and will be looking for partner organization for the roll out of the plan and communicate within the community. They will now develop a 12-18 month strategy to move forward and requested a member of Council to sit on the implementation committee.

Council thanked the group for their presentation and a copy was left with the Clerk and Council.

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Kenora Substance Abuse & Mental Health Task Force (Stephanie Charles)

Stephanie Charles is the acting Coordinator for the Kenora Substance Abuse & Mental Health Task Force. She acknowledged the Ontario Trillium Foundation for their support with the Kenora Community Safety & Well Being Plan. The Kenora Substance Abuse and Mental Health Task Force is a collaborative committee of community members, service providers and business owners that work together to prevent and reduce the incidence of substance abuse and mental illness, strive to address the issues related to inadequate housing and its impact on the total community. They work to improve and preserve the community's quality of life and future. The mission of the Kenora Substance Abuse and Mental Health Task Force will work collaboratively with our community and various organizations to improve overall health, aiming to more effectively protect those at risk of harm from concurrent issues, associated substance abuse, mental health and homelessness. Their goals include: Implement a comprehensive strategy; Identify substance abuse prevention as key to a healthier community; Obtain Sustainability, Advocate for coordinated services, increased communication and harmonized action; Address service gaps and maximize services; Provide information and support; Build Awareness; Pillar Adoption.

The Kenora Substance Abuse and Mental Health Task Force have five Pillars. The first one includes Prevention. Prevention focuses on interventions that seek to prevent or delay the onset of substance use as well as to avoid problems before they occur. Early intervention and family support, along with education on behaviors and attitudes is needed. The second is Enforcement. Enforcement focuses on holding offenders accountable with appropriate linkages to community support. The next one is Treatment. Treatment focuses on seeking to improve the physical, emotional and psychological health and well-being of people who use or have used substances (and sometimes their families). The next is Harm Reduction. Harm Reduction focuses on a range of practical strategies that aim to protect the health of individuals, families and the community from the harms that come with substance use and abuse, and other risky behaviors. The final pillar is Housing. Housing focuses on providing accessible, affordable housing for all people. Promote housing first philosophies.

The Community Collaboration is to be the catalyst for positive, working interconnection of all community agencies, resources and partners. Supporting those in need and to ensure inclusive provision of basic needs to all members of the community are important. Aid the most vulnerable with accessible and timely resources and support.

A Safe Community addresses the criminal behavior that most affects the safety of community members. Safeguard the general public and community spaces. Our Youth focuses on assisting in the continued development, education and support of our youth (18 and under). Stigma - Create hope and credibility; increase awareness and knowledge to diminish stigma and fear. Sustainability - Achieve long-term organizational sustainability.

The Community Safety and Well-Being Plan is the framework for a common direction for Kenora. Implementation of the plan will see this framework expanded, shifted and gradually filled in as we move forward – together - towards that healthier, safer community.

Stephanie requested City Council to formally endorse the plan.

Councillor Smith would like to see some positive outcomes from this plan with measurable achievements from the efforts of this group. She would like to see what the challenges are which does not allow for people to move forward.

Stephanie advised that they are anticipating hiring an evaluator which will be independent body who can report back on our deliverables in several years.

Councillor McMillan and Goss thanked all the members of this group and the efforts they have done to progress in all the five pillars of the task force. There are still challenges but the commitment this group has made to the community and the progress they are making is great. Councillor Roussin noted in the executive summary that they are engaging all three levels of government and questioned what they are asking from each so that the municipality can advocate on their behalf. Stephanie noted they are researching opportunities for various grants to see what opportunities there are out there and other models other communities have with successful models and how they were able to get sustainability funding. Councillor Roussin noted the housing pillar and the KDSB are getting more involved in this area. Mayor Canfield noted how encouraging it is with the leadership in the room and the progress that is being made. Councillor Smith noted that there is an information session tonight at the NWHU about the needle exchange program and for those who would like to know about the program. This is a problem in the community and that the NWHU is dealing with it in a proactive manner. They are promoting the factual information regarding this issue.

E. Reports:

1. Corporate Services & Strategic Initiatives

1.1 2016 Capital & Five Year Budget Approval

Recommendation:

That Council hereby authorizes a bylaw to adopt the City of Kenora 2016 Capital Budget and the Five Year Capital Plan, as reviewed and amended following the March 15 budget discussions; and further

That Council authorizes City administration to proceed with the implementation of all capital budget related decisions in accordance with those reflected within the amended budgets; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to adopt the 2016 Capital Budget and Five Year Capital Plan by-law at its April 19^h Council Meeting.

Recommendation Approved.

Discussion: Councillor Roussin is in support of everything in that budget but his concern is the repercussions from the Provincial and Federal government as we have an asset management plan based on 2012 financial information records that we had to spend an additional 2.2% tax rate (\$400,000+) and we have not to date and we have yet to commit to spend the 2.2% and this year we are only spending half of one percent. How are we ever going to catch up with our deferred deficit if we do not start committing those funds to this? Councillor Roussin further added if we do not commit to that 2.2% it may affect our funding. Council signed the asset management plan and in the strategic plan consultation process infrastructure and core services was high on the list.

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CAO Karen Brown noted that we kept the spending level at last year's level. We are aware the whole concept of how much more should we be putting into the capital spend. There was a robust discussion at the April 4 budget meeting and the capital approval today is not part of that discussion. Council can continue to have the infrastructure capital spend discussion at a later date.

1.2 Animal Control Bylaw Amendment

Recommendation:

That Council gives three readings to a bylaw to amend bylaw number 150-2010, being a bylaw to Regulate the Keeping of Animals within the City of Kenora to address mobile home park animals.

Recommendation Approved.

Discussion: Councillor Smith suggested that in time we should be looking at other buildings of multiple dwelling. Council agreed that the bylaw would allow for one dog or one cat.

1.3 Naming of Kenora Armoury

Recommendation:

That Council hereby supports the naming of the Kenora Armoury after Private David Kejick; and further

That the final approval of the name rests with the Department of National Defence.

Recommendation Approved.

1.4 Taxi Rate Amendment

Recommendation:

That Council hereby amends the 2016 taxi rates and fares to bylaw number 45-2014 which would increase fares on May 1, 2016 to reflect retaining the rates and fares at the current 2015 rates; and further

That the local licensed taxi companies are notified of this amendment; and further

That the appropriate bylaw be passed for this purpose.

Recommendation Approved.

2. Fire & Emergency Services

No Reports

3. Operations & Infrastructure

No Reports

4. Community & Development Services

4.1 Harbour Advisory Committee Update

Recommendation:

That Council hereby accepts the update report from the Harbour Advisory Committee; and further

That Council hereby directs City Administration to proceed with ongoing public education, together with monitoring the Cameron Narrows area in accordance with the recommendations made by the Harbour Advisory Committee at its October 5, 2015 meeting.

Recommendation Approved.

Discussion: Councillor Smith noted that any accidents or incidents in the Cameron Bay narrows need to be documented and this would need to be done by the Kenora OPP.

4.2 Kenora Age Friendly Plan

Recommendation:

That Council hereby accepts the Kenora Age-Friendly Plan (2016) as developed by the community consultation process and presented by the Age Friendly Steering Committee.

Recommendation Approved.

4.3 New Horizons Senior Centre Lease Renewal

Recommendation:

That both the City of Kenora and the New Horizons Seniors Center have a vested interest in the Kenora Recreation Centre location as it meets the needs in regards to parking, accessibility, and space as well as a location to keep our seniors active and healthy; and further

That the original 2005 lease indicates that the City of Kenora shall increase the base rent directly proportional to the Consumer Price Index (CPI) for the City of Thunder Bay; and further

That given that the New Horizons Senior Centre is operating at an annual deficit, consideration needs to be given for a reduction in annual rent which will permit the seniors to remain viable and offer the seniors a place of fellowship and activities for the next five years; and further

That Council give three readings to a by-law to authorize the execution of a lease renewal agreement for 5 years commencing November 1, 2015 and ending October 31, 2020 with New Horizons Senior Center for space at the Kenora Recreation Center at the annual rate of \$12,600.00 per year (\$1,050.00 per month).

Recommendation Approved.

4.4 Norman Dam Headpond Lease Agreement

Recommendation:

That a new 20 year non-exclusive license-bearing license to enter on, occupy and use the Licensed Land is required by Environment Canada for the purpose of installing, operating and

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maintaining a Hydrometric Monitoring Station on the Winnipeg River, Norman Headpond Site #3; and further

That the License fee during the license agreement shall be as follows;
\$300.00 for years 1 through 4 inclusively of the Initial Term
\$325.00 for years 5 through 8 inclusively of the Initial Term
\$350.00 for years 9 through 12 inclusively of the Initial Term
\$375.00 for years 13 through 16 inclusively of the Initial Term
\$400.00 for years 17 through 20 inclusively of the Initial Term; and further

That Council give three readings to a by-law to authorize the execution of a license agreement for twenty (20) years commencing May 1, 2016 and ending April 30, 2036 with Environment Canada for these non-exclusive license fees.

Recommendation Approved.

4.5 Planning Authorities

Recommendation:

That as a result of the organizational review, various positions in the Community and Development Services department have been renamed and reflecting bylaws with authorizations must be updated; and further

That bylaw number 78-2014, a bylaw to delegate Council's authority to execute letters of comfort be hereby repealed and Council give three readings to a new bylaw to authorize such authority; and further

That bylaw number 116-2014, a bylaw to delegate Council's authority to authorize merger agreements in certain circumstances be hereby repealed and Council give three readings to a new bylaw to authorize such authority; and further

That bylaw number 70-2014 be hereby repealed.

Recommendation Approved.

4.6 Variance Request to Sign Bylaw by Raysolar

Recommendation:

That Council hereby receives the application from Raysolar for a variance to sign bylaw number 115-2010 for a billboard sign located on Highway 17 W currently occupied by North American Lumber; and further

That given the North American Lumber building is for sale Council will not approve any changes to the current sign and will be considered an attached asset to the Keewatin neighborhood business location at this time.

Recommendation Approved.

F. Proclamations

Mayor Canfield then read the following proclamations:

- Public Rail Safety Week (April 25-May 1, 2016)

G. Other

- Mayor Canfield advised that April 14th there will be a public meeting on the Emergency Shelter zoning amendment
- Councillor McMillan advised that April 12th at 5:00 p.m. is the Event Centre presentation

Council then adjourned at 10:50 a.m. for the Public Official Plan Amendment OPA2/16 Public meeting scheduled for 11:00 a.m.

Recommendation from the OPA2/16 Public Meeting:

That Council of the City of Kenora adopts Amendment 2/16 to the City of Kenora Official Plan Council Adoption: May 19, 2015 -Ministerial Approval: November 5, 2015 (By-law 75-2015); and further

That Administration forwards the Notice of Decision respecting the Amendment as per the appropriate sections of the Planning Act.

H. Next Meeting

- Tuesday, May 10, 2015

I. Adjourn to Closed

Resolution #2 - Moved by Councillor McMillan, Seconded by Councillor L. Roussin & Carried:

That pursuant to Section 239 of the Municipal Act, 2001, as amended, authorization is hereby given for Committee to move into a Closed Session at 11:47 a.m. to discuss items pertaining to the following:-

- i) Proposed or Pending Acquisition or Disposition of Land (2 matters)**
- ii) Personal Matter about an Identifiable Individual (1 matters)**
- iii) Labour Relations (1 matter)**

J. Reconvene to Open Meeting

Council reconvenes to open session at 12:10 p.m. with the following reports from its closed session:-

Cornerstone Lease Agreement Recommendation:

That Council hereby authorizes the Mayor and Clerk to enter into a lease agreement between the Corporation of the City of Kenora and Doug Keshen to occupy and improve municipal property abutting 152 Main Street South, Part of Lot 8, Plan 3 Blk 1, for the use of an outdoor patio; and further

That once the lease agreement is prepared, the agreement returns to Council for bylaw and final approval.

Recommendation Approved.

Request to Purchase Municipal Land – 198 Beryl Winder Road

Recommendation:

That Council of the City of Kenora declares a portion of lands, abutting 198 Beryl Winder Road, to be surplus to the needs of the municipality; and further

That the purchaser/owner must remove a portion of a structure which was constructed without a permit per this report; and further

That it will be the responsibility of the applicant's solicitor to ensure that the legal description is valid and can be used to convey the lands; and further

That the required survey will be commissioned and paid for by the owner, the City of Kenora will issue instructions; and further

That in order to ensure that the rights of Ontario Power Generation are not impeded, the property owner shall provide a title search, to the City of Kenora Municipal Solicitor, which shall indicate that property described as Lot 12 Plan M133 is not subject to a flooding easement; and further

That in accordance with the Notice By-law, arrangements be made to advertise the sale of the subject lands for a two week period; and further

That once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to the registered property owner(s) of lands described as PLAN M133 LOT 12 PCL 31471 (198 Beryl Winder Road), as a lot addition (consolidation via merger agreement) with consideration of the appraised value as established by Century 21 – Reynard Real Estate, plus survey and all other associated costs.

Recommendation Approved.

Keewatin Non-Profit Housing Board Appointment

Recommendation:

That Council hereby accepts the resignation of Gerry Kasprick from the Keewatin Municipal Non Profit Housing Corporation; and further

That Council appoints Joan Schelske to the Keewatin Municipal Non Profit Housing Corporation for the term at the pleasure of Council.

Recommendation Approved.

K. Close Meeting

Meeting adjourned at 12:12 p.m.