



A G E N D A

for a Public Meeting
to discuss a Proposed Zoning By-law Amendment & Official Plan
Amendment
(Re: D09-19-02 & D14-19-07 – 66 Cambrian Drive Bed & Bale)
Tuesday, July 9, 2019
12:00 p.m.

Introduction/Summation of Intent:

The purpose of public meetings is to present planning applications in a public forum as required by The Planning Act. Following presentations by the applicant and our City Planner, any members of Council will be afforded an opportunity to speak and at that time, the meeting will then be opened to the public for comments and questions. The public is encouraged to read the City Planner's planning report in advance of the public meeting which may clarify questions in advance of the public meeting. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

Personal information collected as a result of this public hearing and on the forms provided at the meeting are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to the City Clerk.

Notice was given by publishing in the Daily Miner and News which in the opinion of the Clerk of the City of Kenora, is of sufficiently general circulation in the area to which the proposed by-law amendment would apply, and that it would give the public reasonable notice of the public meeting. Notice was also provided by mail to every owner of property within 120 metres of the subject property, prescribed persons and public bodies, and posted online on the City of Kenora portal.

An appeal may be made to the Local Planning Appeal Tribunal not later than 20 days after the day that the giving of notice as required by section 34(18) is completed by either the applicant or person or public body who, before the by-law is passed makes oral submissions at a public meeting or written submissions to the Council, and may not be added as a party unless, in the opinion of the Tribunal there are reasonable grounds to do so. A notice of appeal can be filed with the City Clerk with the Tribunal's required fee of \$300.00.

An appeal may only be made on the basis that the bylaw is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or fails to conform to an applicable official plan.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion. The Council of the City of Kenora will have the opportunity to consider a decision at a future meeting of Council.

Herein the applicant will have the opportunity to speak on behalf of their application, and the City Planner will provide a summation of her report and recommendation, after which anyone who wishes to speak either for or against the application, will be given the opportunity to do so, and a record will be kept of all comments.

If anyone wishes to receive the Notice of the Decision of Council, please leave your name and address with the City Planner.

If anyone has a cell phone please either turn it off or use the vibrate option only.

Council Declaration of Pecuniary Interest & General Nature Thereof

- i) On Today's Agenda or from a previous Meeting
- ii) From a Meeting at which a Member was not in Attendance

1. Applicant Presentation

- The applicant (or representative) will present their planning application.

2. City Planner Report/Rationale

- City Planner, Devon McCloskey, to describe the details of the planning application.

3. Express Interest

Any person may express his or her views of the amendment and a record will be kept of all comments.

- a) Is there any member of the public who wishes to speak in favour of the amendment?
- b) Is there any member of the public who wishes to speak in opposition of the amendment?

4. Discussion

- a) Members of Council – Discussion/Questions (no decision is made)

5. Questions

- Members of the Public – are there any questions of the application?

6. Close of Public Meeting

- No further questions/comments, meeting is declared closed.

July 2nd, 2019

Staff Report

To: Mayor & Council

Fr: Devon McCloskey, City Planner

File No.: D09-19-02 & D14-19-07

Re: Applications for Official Plan Amendment &
Zoning By-law Amendment

Location: 66 Cambrian Drive

Owners/ Applicants: Dave and Laura Loohuizen "Bed and Bale"

1. Introduction

The City of Kenora has received applications for amendment to the Official Plan and Zoning By-law for the property displayed in Figure 1 and for use and development described in the following pages of this report.

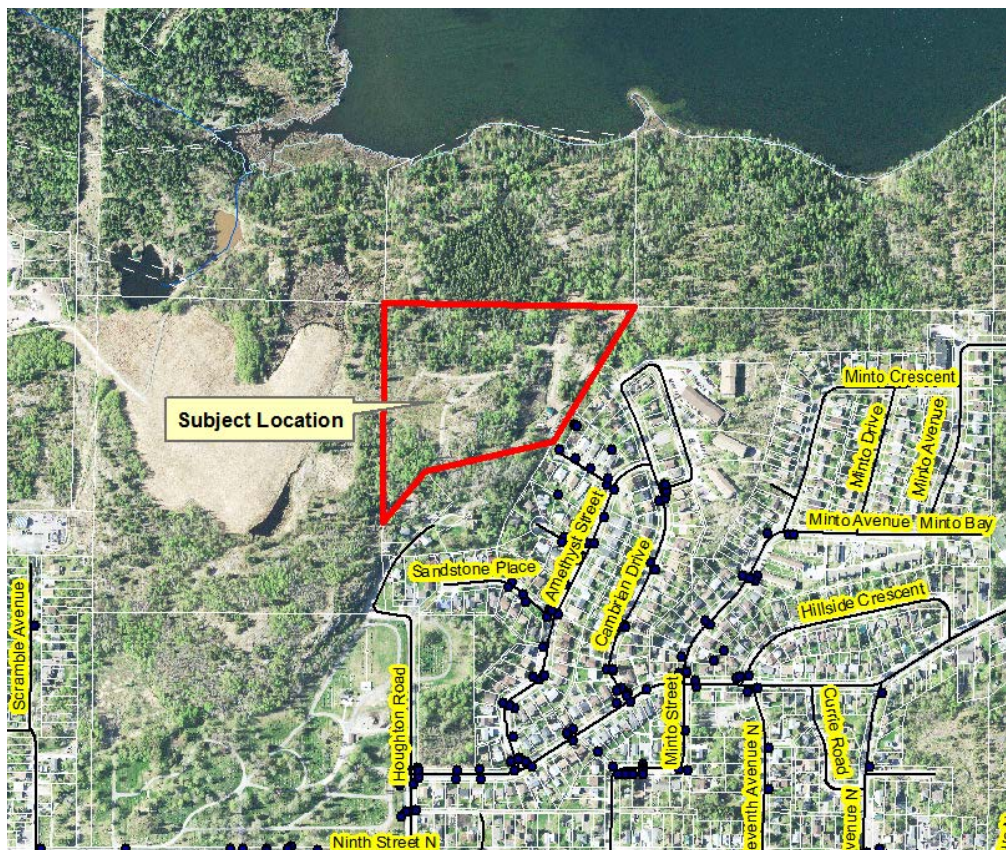


Figure 1 –
Aerial image
(2014)
displaying
property
boundary

The purpose and effect of the Official Plan Amendment is to:

- Change the Official Plan Designation from “Residential development Area” to “Rural Area”. The proposed site specific amendment to the zoning by-law would then be consistent with the Official Plan Designation.

The purpose and effect of the Zoning By-law Amendment is to:

- Add site specific permitted uses under the RU zone provisions, including campground and resort. This will enable use of the property as a small farm and campground, offering people travelling with horses short term accommodation, and the potential for summer & year-round cabins in a future phase of development, not exceeding 25% of the property.

2. Description of Proposal

The applicants described that for over 12 years, they have been planning for the development of a home and small farm, they have undertaken substantial work to accumulate the machinery and equipment needed to remove garbage from the property, fence the boundaries, level and grade areas for driveways and building.

In the spring of 2019, the City became aware that further development including short term stays for guests and horses was also to be established. Thus applications for Official Plan and Zoning By-law amendment were triggered.

3. Existing Conditions

The property is over 6 hectares in area and accessible from Cambrian Drive. It is located 200 metres south of Rabbit Lake and west of Garrow Park. Lands to the west are designated waste disposal site including a retention pond known as “Mud Lake”. The property is situated several metres above the impacted area, and both proposed and existing use is concentrated away from this area. The property is also situated adjacent to fully serviced residential uses.

In 2017, construction commenced for a single-detached dwelling on private sewage and water service (septic and well). All permits from the City for Building Permit, the Northwestern Health Unit, Hydro, and so forth were received.

The terrain is rugged with a bedrock plateau that occupies the east side of the lot as well as elevated bedrock ridge running north to south in the western corner of the lot. An intermittent stream, separates the lot running north to south.

Figure 1 – Contour Mapping



4. Site Visit

A site visit was completed on June 12th, to view existing and proposed development, photos are enclosed herein.

Photo 1 – Single detached dwelling, construction completed in 2019.



Photo 2 – Horse shelter for resident horses (Loohuizen's)



Photo 3 – Enclosure provided for horses, west side of the drainage area (Phase 2)



Photo 4 – Garden area established spring 2019



Photo 5 – Fenced areas for sheep (right) and chickens (left)



Photo 6 – Sewage dump station for guest recreation vehicles



Photo 7 – Shelter for guest horses



Photo 8 – Accessory building for horse equipment



Photo 9 – Future location for guest bathrooms and showers as well as day use building (Gazebo)



5. Consistency with Legislated Policy and City Directives

a) Provincial Policy Statement (PPS) 2014

Given the rugged terrain of the subject property and impeding bedrock, servicing lots for residential use is not feasible. The applicants estimated the cost to be \$75,000 per lot. As such the applications are proposing to change the designation and zoning of the property to allow for expanded rural uses.

The proposal is consistent with policies of the PPS including the following:

- Policy 1.1.1 d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;

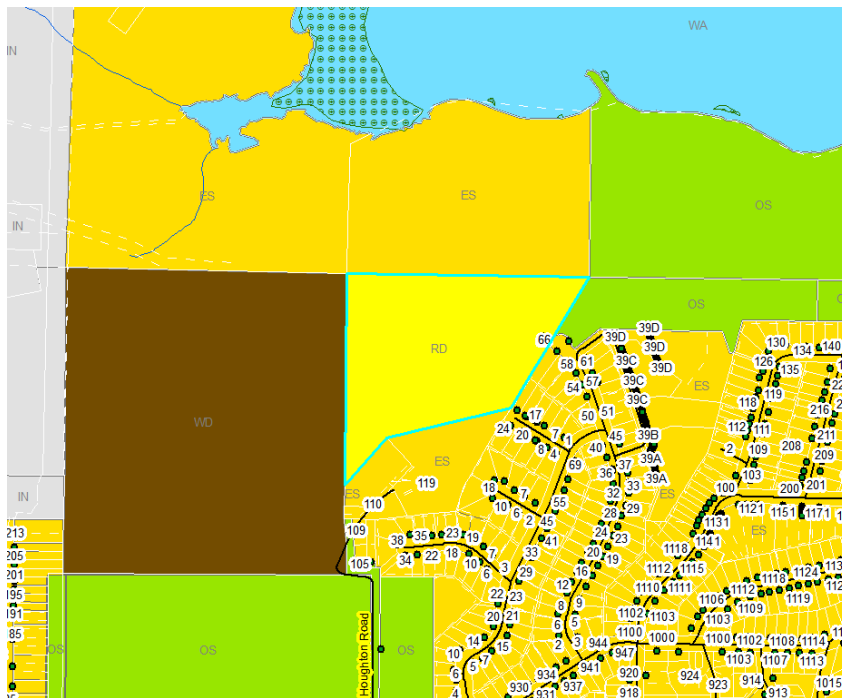
The proposal would not preclude development of available lands for development which area located north of the subject property. Lands to the west are impacted with contamination and already not available for development. The property would not be suitable for subdivision or intensification for sensitive use.

The following policies apply to rural lands, and are applicable to the subject applications, which propose an economic opportunity being a small scale commercial and recreational use.

- Policy 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- Policy 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- Policy 1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

b) City of Kenora Official Plan (Council Adoption May 19, 2015; Ministerial Approval November 5, 2015)

Figure 2 – OP Mapping



Section 2.2.1 Principle 1 – Sustainable Development of the OP states that Kenora shall promote sustainable development to enhance the quality of life for present and future generations.

The subject proposal is being made to allow for a small scale commercial use on an existing lot. Development of the subject location is limited given proximity to lands designated Waste Disposal.

Objectives under Principle 1 include:

- To support infill and intensification in built-up areas where services exist.

The subject location is not conducive to residential development. The terrain is laden with outcropping bedrock, and shallow soils.

As described by the property owner, the designation of “RD” is not realistic given challenging terrain for development.

The proposed use for a small farm and campsites would be compatible with adjacent residential uses.

Principle 5 – Tourist Destination, objectives include to support the development of the heritage sector, and cultural heritage resources. This proposal would attract

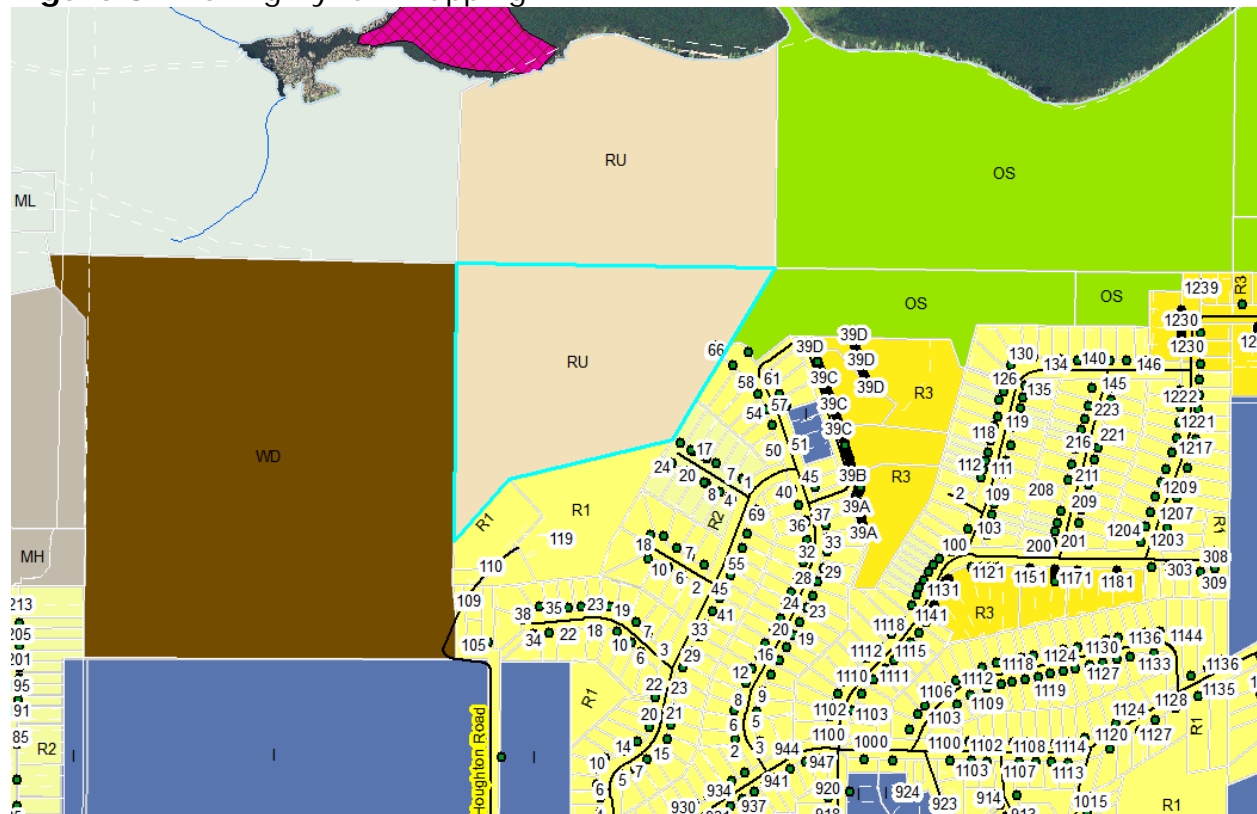
tourism from outside and into the community as well as, from the inside, since the applicants have opened their doors for school education trips, as well as for indigenous celebrations, and further expansion and promotion is planned.

Section 4.8.4 provides policy for small uses in the rural area, including several that are relevant to the subject applications:

- a) Small-scale commercial and industrial uses that meet the needs of the rural community may be permitted by an amendment to the Zoning By-law provided that those uses are compatible with adjacent uses.
- b) Rural commercial uses permitted shall be restricted to those which serve the needs of the rural economy. General examples of such uses include but are not limited to: small convenience stores, farm machinery sales and service outlets, bed and breakfast establishments, farm vacation establishments, animal shelters, kennels and riding stables.
- c) Tourist commercial uses may be permitted in the Rural Area designation and shall include the full range of commercial facilities that principally serve the tourist trade. Such uses as lodging facilities, campgrounds and resorts, recreation facilities, bed and breakfast establishments, farm vacation establishments, golf courses, parks and facilities related to boat traffic such as marinas, docks and other services.

b) Zoning By-law No. 101-2015

Figure 3 - Zoning By-law Mapping



Current zoning of the property is Rural (RU) which allows for an array of uses including Single-Detached Dwellings, Agricultural Use, Equestrian Establishment, Bed and Breakfast, and Non-Commercial Farm. Home Industry and Home Occupation is permitted.

Neither a campground nor a resort are currently permitted. As such the applicants are proposing to allow for a small campground starting out with 12 campsites for travel trailers and/ or tents, and then more campsites and rental cabin units as part of a future resort.

6. Results of Interdepartmental and Agency Circulation

Operations Department	No comments received
Engineering	No issue or concerns from Engineering. - May 29, 2019
Building	The Building Department has no comment. - June 6, 2019
NWHU	The Bed n'Bale concept was discussed and accounted for under the recent sewage permit to service the new dwelling on the property. We are ok with the proposed amendment to the Bylaw and Official Plan to allow this business venture. - May 29, 2019
Environmental Services	No comments as of June 10, 2019
Roads Department	The Roads Division has no comment with regards to this application. - May 29, 2019
Hydro One	Hydro One has no issue with the proposal in application D14-19-07 D09-19-02. - June 12, 2019
Kenora Fire	The only issues I have with this application is to have proper access to the barns and future cabins in the event of a fire. Please see below. 3.2.5.6. Access Route Design (1) A portion of a roadway or yard provided as a required access route for fire department use shall, <ul style="list-style-type: none"> (a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, (b) have a centreline radius not less than 12 m, (c) have an overhead clearance not less than 5 m, (d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,

	<p>(e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,</p> <p>(f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</p> <p>(g) be connected with a public thoroughfare.</p> <p>- June 11, 2019</p> <p>With further explanation of anticipated applications for Site Plan Approval, further comments received from the department described no concerns with the Land Use Change, an evaluation of the access can be undertaken with Site Plan Review.</p> <p>- June 13, 2019</p>
MNRF	No comments received as of June 10, 2019

7. Public Comments

A public meeting is scheduled to be held by Council on July 9th, 2019. Notice of the application was given in accordance with Sections 17 and 34 of the Planning Act, whereby it was circulated on June 6th, 2019 to property owners within 120 metres, published in the Municipal Memo of the Newspaper on June 6th, 2019 and circulated to persons and public bodies as legislated.

The notice that was circulated, described the application as proposing 12 campsites, and more in a future phase of development, however with the review that was undertaken by the Planning Advisory Committee (PAC), the effect of the application was revised to describe the application as a small campground not to occupy more than 25% of the property.

Together with staff, Council will have the opportunity to evaluate the proposal in lieu of public comments. As of the date of this report (July 2nd, 2019), no public comments have been received.

8. Planning Advisory Committee Meeting

The notice also stated that the PAC would have the opportunity to consider recommendation of the application to Council at their meeting on June 18th, 2019.

The applicants provided a brief presentation of their proposal to the Committee, describing the property, it's historical and existing conditions, their vision for development, need and benefits to the community.

The PAC discussed the application, noting that the development is proposed over phases, and that future phases of development would see the incorporation of more campsites, and that the cap of 12 campsites will be a limitation.

The applicants explained that in the first phase 12 campsites are proposed, but future phases will include some additional sites and cabins, not covering more than 25% of the property, citing that ratio from the Home Based Business Section of the Zoning By-law. The committee was favourable to allowing for a small resort and a small campground in addition to permitted uses including a small farm.

A full set of the draft minutes is attached to this report for Council's reference. The PAC passed a motion to recommend the application's approval to Council. Refer to Figure 4.



The Corporation of the City of Kenora

PLANNING ADVISORY COMMITTEE MEETING RESOLUTION

MOVED BY: Tanis McIntosh

SECONDED BY: Bev Richards

DATE: June 18, 2019

Figure 4 –
PAC
Resolution

RESOLVED THAT the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve applications D09-19-02 and D14-19-07, subject property located at 66 Cambrian Drive, described as Part Lot 5 Con 6 Jaffray, Part 2, Plan 23R-9587; being PIN 42172-0097, and 1 ft reserve Plan M639 Being PIN 4217-0261, to:

Proposed Official Plan Amendment:


- Change the Official Plan Designation from "Residential Development Area" to "Rural Area". The proposed site specific amendment to the Zoning By-law would then be consistent with the Official Plan Designation.

AND

Proposed Zoning By-law Amendment:

- Add site specific permitted uses under the RU zone provisions, including campground and resort. This will enable use of the property as a small farm with a total of 12 campsites, offering people travelling with horses short term accommodation, and the potential for summer & year round cabins in a future phase of development, not exceeding 25% of the subject property.

The Committee has made an evaluation of the applications upon their merits against the Official Plan, Zoning By-law, and the Provincial Policy, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

DIVISION OF RECORDED VOTE				CARRIED <input checked="" type="checkbox"/>	DEFEATED <input type="checkbox"/>
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS	 WAYNE GAULD CHAIR	
	Chaze, Graham				
	Richards, Bev				
	Gauld, Wayne				
	Kitowski, Robert				
	Pearson, Ray				
	Barr, John				
	McDougall, John				
	Koch, Andrew				
	McIntosh, Tanis				

9. Evaluation

Finding land for settlement area expansion is a difficult task, and City may have been working with a previous owner to designate the lands Residential Development. However the property has historically been used for recreational use when it was operating as Houghton Beach Campground until 1970, when there were cabins and campsites.

The property remains to be zoned Rural, and permitted development in accordance with the zoning provisions has already taken place. The applicants are now seeking to diversify economic opportunities on the property for which they reside, which would be compatible with their residential use as well as that of their neighbours.

The inclusion of a campground and resort, to enable the “Bed n’ Bale” concept requires approval of both the subject OPA and ZBLA applications. The applicants have spoken with the neighborhood, and undertaken their own circulation. No concerns with the change in land use have been received from the Ministry of Agriculture, or the Ministry of the Environment. City Departments and Agencies and have not raised any concerns that cannot be dealt with through Site Plan Review.

Again, per Section (15) of the City’s Site Plan Control Area Designation By-law, applications for Site Plan Approval will enable further evaluation of the physical development of the property. A review of locations for proposed facilities including parking areas, buildings, campsites, and rental unit locations, fire access, and so on can be undertaken.

Budget: Application fees paid in accordance with the Tariff of Fees By-law.

Risk Analysis: Analysis of planning applications is accomplished in accordance with the legislation provided through the Planning Act. Applications are required to be consistent with the Provincial Policy Statement, and meet the criteria listed in the Official Plan.

Communication Plan/Notice By-law Requirements: Notice of the complete applications and public meeting provided in accordance with the Planning Act. Notice of meetings held by the Planning Advisory Committee, Committee of a Whole, and Council provided as per the Notice By-law.

Strategic Plan or Other Guiding Document: The Official Plan provides criteria for the evaluation of Applications for Official Plan, and Zoning By-law Amendments.

10. Recommendation

As the Planner for the City of Kenora, it is my professional planning opinion, that the Applications for Official Plan Amendment and Zoning By-law Amendment, File No. D09-19-02 and D14-19-07, to:

- Change the Official Plan Designation from "Residential development Area" to "Rural Area". The proposed site specific amendment to the zoning by-law would then be consistent with the Official Plan Designation.
- Add site specific permitted uses under the RU zone provisions, including campground and resort. This will enable use of the property as a small farm and small campground, offering people travelling with horses short term accommodation, and the potential for summer & year-round cabins in a future phase of development, not to exceed 25% of the total property area.

Be approved, in lieu of public comments that may yet to be received.

A handwritten signature in black ink, appearing to read "Devon McCloskey". The signature is fluid and cursive, with the first name "Devon" written in a larger, more prominent script than the last name "McCloskey".

Devon McCloskey, RPP, MCIP
City Planner

References and Attachments

- Complete Applications for Official Plan Amendment and Zoning By-law Amendment, including application sketch
- Revised Planning Rationale – June 21, 2019
- Notice of Application and Public Meeting



Corporation of the City of Kenora
Notice of Complete Application and Public Meeting for an
Official Plan Amendment, File Number D09-19-02, and
Zoning By-law Amendment, File Number D14-19-07
Planning Act, R.S.O. 1990, c.P.13, s. 17 and 34

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Sections 17 and 34 of the *Planning Act*, to consider an Official Plan Amendment as it pertains to the City of Kenora Official Plan, Council Adoption May 19, 2015, Ministerial Approval November 5, 2015 (By-law No. 75-2015), and a Zoning By-law Amendment as it pertains to the City of Kenora Zoning By-law, Council Adoption December 15, 2015 (By-law No. 101-2015), as amended, at the following time and location:

**Statutory
Public Meeting**

When: Tuesday, July 9th, 2019 at 12:00 p.m.
Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the applications on Tuesday, July 16th, 2019 at 12:00 p.m.

You are also invited to attend The Kenora Planning Advisory Committee (PAC) regular meeting, who hears applications and considers recommendations to Council, commencing at the following time and location:

**PAC
Public Meeting**

When: Tuesday, June 18th, 2019 at 6:00 p.m.
Location: Training Room, Operations Centre
60 Fourteenth Street North, 2nd Floor, Kenora, ON

Be Advised that the Corporation of the City of Kenora considered the Official Plan Amendment and Zoning By-law Amendment applications to be complete on May 27th, 2019.

Purpose and Effect:

The purpose and effect of the Official Plan Amendment is to:

- Change the Official Plan Designation from “Residential development Area” to “Rural Area”. The proposed site specific amendment to the zoning by-law would then be consistent with the Official Plan Designation.

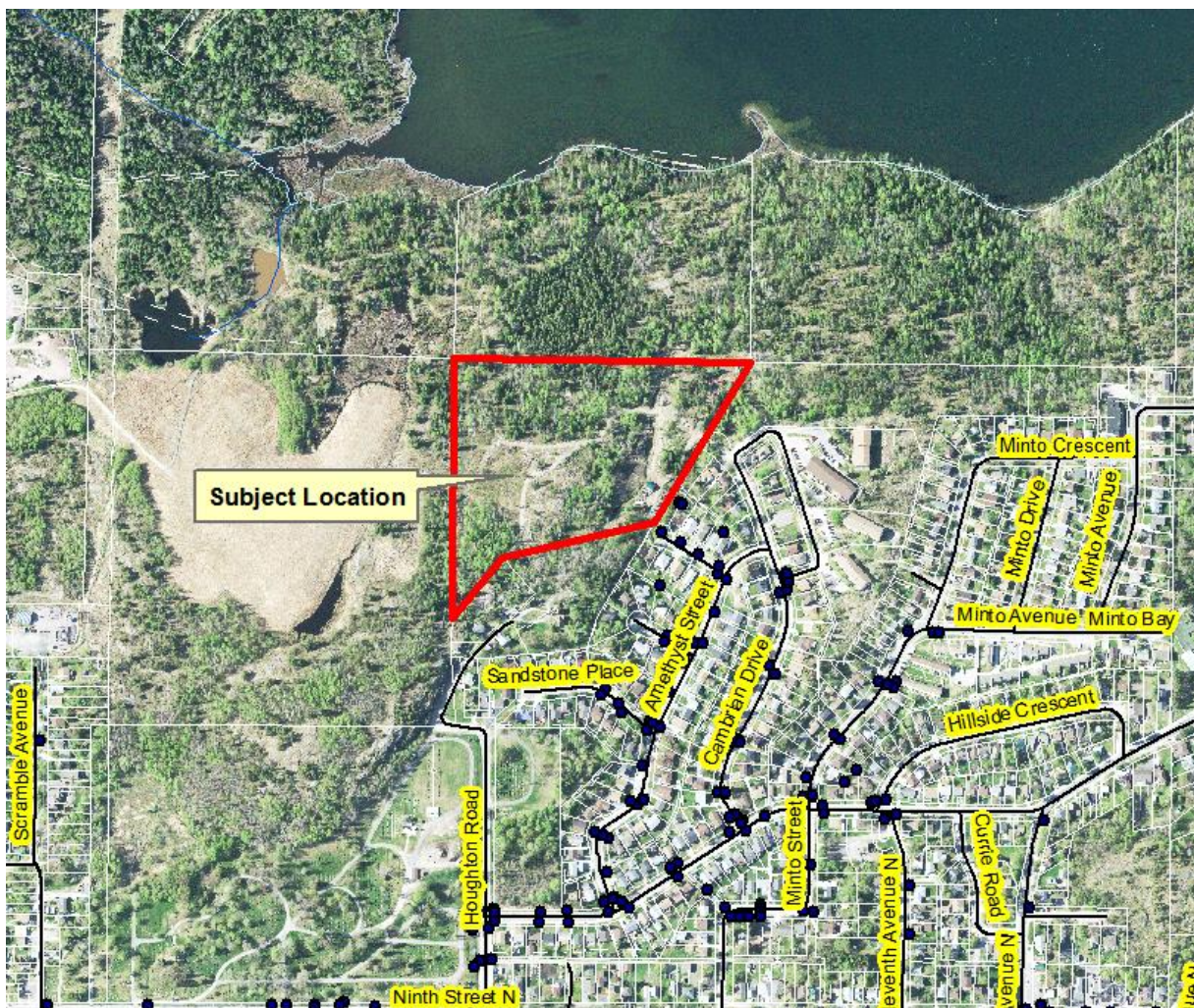
The purpose and effect of the Zoning By-law Amendment is to:

- Add site specific permitted uses under the RU zone provisions, including campground and resort. This will enable use of the property as a small farm with a total of 12 campsites, offering people travelling with horses short term accommodation, and the potential for summer & year-round cabins in a future phase of development.

Description of the Lands: 66 Cambrian Drive, described as Part Lot 5 Con 6 Jaffray, Part 2, Plan 23R9587, being PIN 42172-0097, and 1 ft reserve Plan M639 being PIN 4217-0261. Please refer to the Location Map.

If possible, written submissions are requested to be made before June 12th, 2019, and directed to:

Ms. Devon McCloskey, City Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2
Email: dmccloskey@kenora.ca



Public Meetings: Input on the proposed amendment is encouraged. You can provide input by speaking at the PAC and/or Statutory Public Meeting, and you are not required to register in advance to speak. You may also provide your comments in writing. If you are the owner of any land that contains seven or more residential units, please post this notice in an area that is visible to all of the residents.

Failure To Make Oral Or Written Submission: If a person or public body would otherwise have an ability to appeal the decision of The Council of the Corporation of the City of Kenora to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Kenora before the by-law is passed, the person or public body is not entitled to appeal the decision.

Notice Of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the applications for Official Plan Amendment and Zoning By-Law Amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2.

Additional Information about this matter, including information about appeal rights is available during regular office hours at the Operations Centre. Please contact Devon McCloskey, City Planner: Tel: 807-467-2059 or Email: dmccloskey@kenora.ca, to make an appointment.

Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Dated at the City of Kenora this 6th day of June, 2019

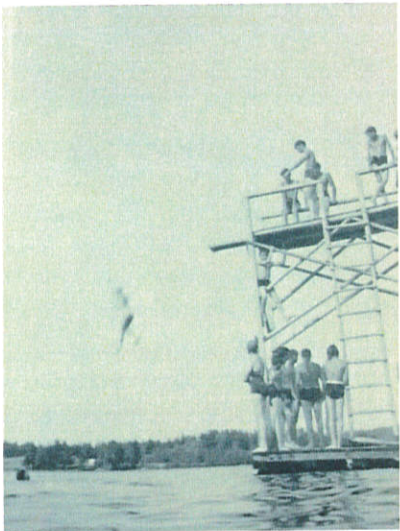
Rationale – Official Plan Amendment & Zoning Amendment Application

to add 'campground' and 'resort' as permitted uses to our rural zoning

Presented by Laura & Dave Loohuizen o/a Kenora Bed 'n' Bale at 66 Cambrian Drive

History:

1. We purchased our acreage in 2007 from Mac Morrison. It is over 15 acres or 6 hectares, plus one foot from Hydro to allow access from Cambrian Drive. The property had been used as part of Houghton Beach Campground from approx. 1920 to 1970. The beach was popular and even had a diving platform. Horses and sleighs travelled through the area to take rural residents to town. Also horses used to be pastured in the area during that era.



2. Mac Morrison destroyed the remnants of the last cabins in the 70s or 80s, so the acreage was vacant. The campground property north of us, with Rabbit Lake frontage, went to the City.

3. When we purchased it in 2007, the whole area was littered with garbage, old furniture and smashed bottles. It was a heavily used party spot, and was regularly on fire. The day we signed the offer to purchase a large fire spread onto the acreage from an unattended campfire at the adjacent old mill sawdust hills, destroying many mature pines and other trees on our new land. For the first few years we owned it, there were approximately 14 fires on or around it due to campfires or arson. We picked up bags of old and recent garbage daily when we hiked there, as did other hikers. We hauled seven 18' trailer loads, including a discarded couch and appliances, to the transfer station, cleaning up our acreage and the City's land.



2007 – trash; forest fire damage

Our Development

4. To reduce risk of more wildfires, we picked up deadfall, and purchased heavy equipment to widen existing trails, and create a fence line with fire breaks. We were quoted \$80,000 to build one small section of lane from our house to the summit, just for machine work. So, we purchased more equipment to do the work ourselves, using our own fill. We improved the old camp trails into passable lanes, and made more trails and lanes to access the property.

5. We planted hundreds of white pines, red pines and spruce trees along trails and in groves, to replace those lost by development and fire. We preserve forest and foliage for animal and bird habitat, and we have planted wildflowers and milkweed, to attract pollinators.



6. Despite posting signs, as recommended by OPP, we had frequent trouble with trespassing vandals damaging our equipment. Around 2012, also at the recommendation of the OPP we fenced off a secure area to store our belongings. Over the next few years we consulted the City and expanded the fence along our perimeter, at great expense and effort. We did it ourselves as Wallace and Wallace quoted us \$250,000 plus drilling. We drilled and cemented posts into the bedrock and erected a security fence on the eastern side, where people would enter to drink, light fires and smash bottles. The northern and western sides were later fenced with livestock fence to keep our animals in, and deer, large predators and trespassers out. The fence building took us several years, and totals about a mile or 1.6 km.

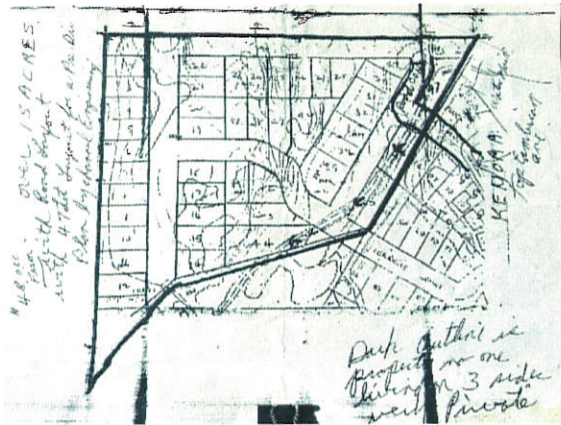
7. On the map we provided, our perimeter is shown with a gold line. Interior fencing is shown with a blue line. All our fences are at least one foot within property lines, sometimes more, depending on the topography.

8. After fencing the property, we had much less trouble with trespassers, littering and damage to property. We had fewer deer, wolves and bears, and we had zero wildfires. Our calls to police and the fire department decreased dramatically. Around 2014 we built a storage shed in our fenced compound area and installed a hydro service. In 2015 we moved horses onto the property. Since 2017 we have raised poultry and some small livestock for our own consumption.

9. In 2017 we began construction on a home, and in 2018 we moved in. Estimates for municipal water and sewer coming in a couple hundred feet from Cambrian Drive were \$200,000 just for the blasting. Since that exceeded the cost of the home, we deemed it unfeasible, and we drilled a well and installed a septic field. We moved some of our own fill around while developing the property, plus bought clean fill from local contractors. We did not change the direction of run-off flow, and the bedrock does not allow for change of water flow. Virtually the whole property, and all of the area we are developing and using, drains south, away from Rabbit Lake. Drainage patterns are shown on the map with arrows.

City of Kenora's 20-Year Plan

10. The City's 20-year plan marks the acreage for "residential development", and we have built a residence on the land. When we bought the property, the vendor gave us a sketch of a plan of subdivision for 47 lots on the acreage.



11. However, the cost of servicing and levelling 47 lots is not financially viable. Most of the topography is very rugged with exposed and shallow bedrock, little soil and several steep cliffs. It makes no fiscal sense to develop a subdivision on that piece of Canadian Shield. It would cost multi-millions of dollars in infrastructure including the creation of more public streets throughout the property.

12. The sketch shows an entrance at Granite Court, which is a rocky outcropping, and heading northwest, which is almost 45 degrees up smooth bedrock. There are vertical cliffs beside each of these steep slopes. See pictures of the previously planned roadways, below.



13. Trunk lines for services would all have to be blasted through our Cambrian Drive entrance, which is our only frontage. Services coming from Granite Court would also require extensive blasting through adjacent property owners' land.

14. If you price a vacant, serviced lot at \$75,000, multiplied by 47 lots in this plan, you would gross \$3.5 million. The cost to actually subdivide and service 47 lots and build all the infrastructure on 6 hectares would be several times that amount. Remember our one home, near the entrance, would have cost \$200,000 for a water and sewer service trench alone.

15. Development is costly. Just by way of comparison, it is estimated the new roundabout by the mall will cost \$6.85 million - for a much smaller, much flatter, already-developed area.

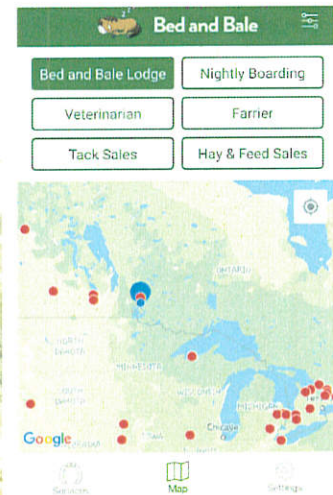
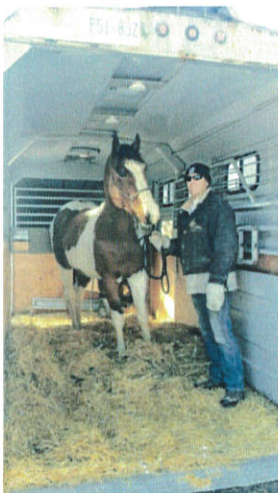
16. Servicing this bare, steep, rocky land would exponentially exceed the value of the lots created, rendering their selling price unrealistic, unaffordable and therefore unmarketable.

17. Neighbouring lots on our south borders remain vacant due to this same steep terrain. Nearby vacant mill property is much more suitable to affordable development, yet even it remains undeveloped.

18. Although the rocky cliffs are difficult and expensive to build on, they are very scenic. We enjoy our new, accessible home, where we plan to live year round until our old age, and continue with our sustainable, ethical farm in the forest. We intend to continue to preserve the natural beauty around us, and continue with our *de facto* ward ship of the surrounding area. People who visit cannot believe that we created such a quiet, peaceful oasis in those woods, and often remark, “I didn’t know all this was back here!” That’s because it wasn’t.

[illegible]

19. We had dozens of ideas of what else to use our property for, and chose an option that preserves and shares the natural attributes of the area.



21. There is no other bed & bale listed between western Manitoba and eastern Ontario (see above map). We would be attracting a group of people who would not otherwise be coming in off the bypass, and giving them a place to stay overnight, or for a vacation.

22. Horse owners spend a lot of time and money on their animals, and many want to include their horses in their precious holiday time. They will explore Sunset Country's miles of beautiful trails and remote boreal beaches on horseback, which is such an unobtrusive and eco-friendly way to travel. They will use our Bed & Bale as a home base and haul their horses to surrounding logging trails for day-trips.

23. People who can afford horses and RVs are fairly affluent, and a desirable demographic to draw to the area. Seasonal campers will likely return year after year.

24. In colder months, we will temporarily board travelling horses while people unwind at local hotels and restaurants. In future years, we hope to build some insulated cabins to accommodate travelers who are stopping with their horses, as well as snowmobilers and hunters who want a quiet little cabin, close to downtown's restaurants, shopping, and medical facilities.

Provincial Policy Statement 2014 (PPS)

25. The PPS defines 'rural areas' as "a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas."

26. The PPS defines 'rural lands' as "lands which are located outside settlement areas and which are outside prime agricultural areas."

27. Section 1.1.5.2 of the PPS deals with permitted uses of rural lands in municipalities, which include "a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) limited residential development; d) home occupations and home industries; e) cemeteries; and f) other rural land uses.

28. 1.1.5.3 states that "**Recreational, tourism** and other economic opportunities should be promoted."

29. 1.1.5.4 states that "Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted."

30. 1.1.5.5 states that "Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure."

31. 1.1.5.7 states that "Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses."

32. We submit that our planned continued use of the subject land as our home, with small farm and equestrian establishment, plus the added use of campground, fits very well with the PPS intent to promote rural tourism and diversify the economy.

City Of Kenora Zoning & Official Plan

33. Zoning By-Law 4.12.2 includes the following permitted uses in Rural zoning: agriculture use; equestrian establishment; home occupation; interpretive centre; open storage; outdoor recreation facility; mobile home; modular home; seasonal dwelling; single-detached dwelling; sleep cabin, among other uses.
34. Zoning By-Law 4.8.5 includes 'campground' and 'resort' i.e. cabins as permitted uses in a Tourist Recreational Zone.
35. We wish to keep our rural zoning, as it is an excellent fit for our present and future endeavours, and add 'campground and resort' as official permitted uses. Again, the land was previously used as a campground in the 1900s.
36. Our use of the land falls under the City's definition of "farm" as we are raising livestock and poultry, and will have a commercial component that includes an equestrian establishment, as permitted by our rural zoning.
37. The City's Official Plan encourages expansion of existing developments when it is logical, and the Plan also preserves open spaces and recreational areas, creating mixed densities and uses of land. Cambrian Drive and Granite Court have high density housing. Our plans and the surrounding green space keep the neighbourhood diverse and mature-looking.



Section 4 - Land Use Designations

4.2.2 Residential Development Area Policies

- a) New plans of subdivision on full municipal services shall be encouraged to occur in the Residential Development Area in order to optimize the use of the new water and sewer services along the Airport Road corridor to Highway 17A (known locally as the Kenora By-pass). Residential Development must occur outside of the 25 NEF contour.
- b) Development in these areas should occur in a contiguous manner as a logical expansion of existing development.
- c) A range of densities of development shall be encouraged to ensure a variety of housing forms. The Zoning By-law will establish suitable setbacks between different densities of development to ensure that privacy and enjoyment of existing properties are not adversely affected by higher density housing.
- d) In recognition of the future needs of the population, new housing should provide opportunities for affordable housing as well as housing suitable for an aging population and persons with disabilities.
- e) Larger scale developments shall be phased to ensure that sewage capacity is not allocated prematurely.
- f) New development shall strive to include landscaping of lands and streets in a manner that will result in a mature-looking neighbourhood in a short period of time.
- g) Local parks may be developed to serve the needs of new residents within the Residential Development Areas. Where possible, open spaces, recreational areas and parks may be developed as an interconnected system that can be accessed from residential neighbourhoods through a community-wide network of walkways, sidewalks, trails, bicycle lanes and multi-use paths.

38. As outlined below, the permitted small-scale uses we are requesting are permitted to be added to the rural zone uses in rural areas, as per the Official Plan 4.8.4 c). What we are proposing is entirely in line with this section.



Section 4 - Land Use Designations

4.8.4 Small-Scale Uses in the Rural Area

- a) Small-scale commercial and industrial uses that meet the needs of the rural community may be permitted by an amendment to the Zoning By-law provided that those uses are compatible with adjacent uses.
- b) Rural commercial uses permitted shall be restricted to those which serve the needs of the rural economy. General examples of such uses include but are not limited to: small convenience stores, farm machinery sales and service outlets, bed and breakfast establishments, farm vacation establishments, animal shelters, kennels and riding stables.
- c) Tourist commercial uses may be permitted in the Rural Area designation and shall include the full range of commercial facilities that principally serve the tourist trade. Such uses as lodging facilities, campgrounds and resorts, recreation facilities, bed and breakfast establishments, farm vacation establishments, golf courses, parks and facilities related to boat traffic such as marinas, docks and other services.

4.8 Rural Area

Rural Areas include a variety of agricultural, residential, industrial, commercial, recreational, tourism and open space uses. Over the lifetime of this Plan the Rural Areas may experience limited change.

Minimum Distance Separation (MDS) Setbacks, Nutrient Management & Nutrient Units

39. From the Ministry of Agriculture, Food and Rural Affairs publication "*Manure Storages for Small- to Medium-Sized Horse Farms*" regarding the *Nutrient Management Act, 2002*:

- You fall under NMA rules if:
 - You currently have 300, or more, medium-sized horses housed simultaneously on your "farm unit" (uncommonly large horse farm by Ontario standards), or
 - You're applying for a building permit to build a new horse barn or manure storage OR expand an existing horse barn or manure storage AND you will have more than 5 NU (e.g., 6 or more medium-sized horses) when the project is complete.

40. We do not have a barn or stable, only 3-sided shelters for our horses and for guest horses. MDS formulae apply to barns and stables, and the manure storage that accompanies them. MDS formulae do not apply to pasture, run-in shelters and the portable corrals that we will be using as they do not require building permits.

41. Manure generated by our livestock is naturally composted where it falls, creating soil and returning nutrients to the earth. We easily have enough land to accommodate the relatively small amount of manure that is being produced. Plus, we have plans to establish a garden.

42. Regardless, the shelters and feed areas exceed the minimum distance from our well, septic system and ditch. Fifty feet (15m) is required and we have 200 feet (60m) to our well. Distances to all neighbours far exceed that.

43. The bulk of our acreage drains south, away from Rabbit Lake. The small area that flows north is not very accessible to the horses, plus it is over 250m from the lake which would provide ample filtration in any event.

44. OMAFRA confirmed by email on April 25th that no nutrient management strategy is required.

Wall, Jennifer (OMAFRA) 11:07 AM (23 minutes ago) ☆ ↩ ⋮
to me
Hi Laura
My colleague is out of the office for the day. I am hoping to arrange a conference call for tomorrow. I will let you know as soon as I hear back from him regarding his availability.

As I mentioned on the phone, based on the information that no barn nor manure storage is being constructed, then no nutrient management strategy is required so it would revert to Best Management Practices recommendations. Without knowing much of the details about the site, keeping manure away from surface water, wells and catch basins/drainage areas is a good first step. Also, having a suitable storage area such as a concrete pad for the manure on the site and ultimately a suitable "final destination" (i.e. a nearby field on this property or a neighbouring property) to apply the manure (preferably not in the winter nor when field is saturated).

As a starter in terms of manure management and horse farms, I've attached a factsheet for review: <http://www.ontario.ca/english/engineer/facts/07-045.htm> also this factsheet on managing runoff from outside livestock yards may provide some further information for consideration if you are considering expansion in the future: <http://www.ontario.ca/english/engineer/facts/10-005.htm>

Jennifer Wall
Agriculture Development Advisor
Ministry of Agriculture, Food and Rural Affairs
5907 HWY 11-71 Box 210
Emo, ON P0W 1E0

Cell: (807) 220-4290
Office: (807) 482-1921
jennifer.wall@ontario.ca

45. Our current operations already employ the best practices listed below, and future development of the equine establishment will continue to exceed minimum requirements as we can provide exponential percolation distances.

46. From OMAFRA's fact sheet – "Handling Runoff from Solid Agricultural Source Material Storages and Outside Livestock Areas":

5. Permanently Vegetated Area

A permanently vegetated area can be a permanent pasture, permanent hayfield or forested area that the runoff flows over. The permanently vegetated area is not tiled and must meet all the following criteria:

- have 0.5 m minimum soil depth
- be at least 3 m from field tile drains
- be at least 100 m from municipal wells
- be at least 15 m from drilled well
- be at least 30 m from any other well

A permanently vegetated area can only be used as the runoff management system in certain lower risk situations. To use this runoff management option, the manure in the storage facility or paved livestock yard must be at least 30% dry matter.

The area where the runoff flows over the permanently vegetated area is referred to as a flow path. The flow path runs through the permanently vegetated area and can be a surface channel or depression that conducts the runoff away from the facility. Treatment occurs as the runoff moves along the length of the flow path.

The flow path from the facility to surface water must be a minimum length. The flow path may go directly from the facility to surface water, meander back and forth or be located parallel to a berm along surface water to achieve the minimum length required (Figure 5).

Drier manure has less potential for runoff, therefore a shorter length of flow path to surface water is permitted. For larger facilities, multiple flow paths may be required.

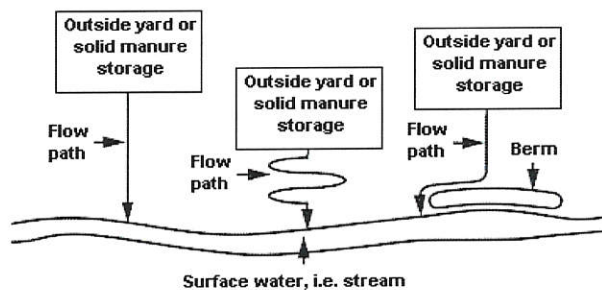


Figure 5. Different flow paths of the same required length.

47. OMAFRA provided the following email on April 26, with legislation confirming that our planned uses do not fall under the Nutrient Management Strategy:

If a farmer is building/expanding a barn, we calculate the NU based on the capacity of the barn. Example, if the new horse barn has 10 stalls for 10 riding horses, then the calculation would be 10 medium framed horses divided by 1 (NU factor for medium sized horses) = 10 NU.

We can do an annualized calculation for NU. The text below is copied from the "nutrient management" regs (Ontario Regulation 267/03) – section 1. It talks about a "high-density outdoor confinement area" which is essentially a feedlot or a barnyard. As (b) (iii) indicates, you can multiply the number of NU in the area x proportion of the year that the animals are in the area. Using the example of the 10 riding horses above, if the horses are in the feeding area for 7 months a year, then the annualized NU calculation would be $10 \text{ NU} \times 7/12 = 5.83 \text{ NU}$ on an annualized basis.

"high-density permanent outdoor confinement area" means an outdoor confinement area,

(a) to which the animals confined in the area have access for 4,800 hours of the year and where the number of animals confined in the area, at any time, is sufficient to generate nutrients at a rate of more than 120 nutrient units per hectare annually; or

(b) an area that meets the following requirements:

(i) the animals confined in the area have access to the area for less than 4,800 hours of the year;

(ii) the area is an outdoor confinement area that contains a sufficient number of farm animals to generate 300 or more nutrient units annually;

(iii) the number of nutrient units generated by the animals confined in the area in the year multiplied by the proportion of the year during which the animals are confined in the area is more than five nutrient units per hectare; ("zone de confinement extérieure permanente à haute densité")

Section 1, Ontario Regulation 267/03

I hope this is helpful. Peter

Peter Doris
Environmental Specialist
Ontario Ministry of Agriculture, Food and Rural Affairs

48. We own over six hectares, and up to five nutrient units per hectare are permitted year-round, totaling 30 nutrient units or 30 full-size horses. We do not have a high-volume, high-density feed lot. We have a few animals of our own, plus guests' horses that would be 'pro-rated', as they are in outside temporary corrals for short-term stays and not count as full-year-round nutrient units.

49. We have planned for far more separation between land uses than is required. The R.V.s will be dumping in a septic tank which we will pump out. The dump site is over 400 feet (120m) from our well, and downhill from it. For reference, only a 50 ft reserve is needed between a well and a septic field.

50. The sites will be serviced by Synergy electricity, through our existing service at first, and later through an expanded hydro service. Our well is 245 feet deep with a high flow rate of over 5 gallons per minute and can handle filling the campers' freshwater tanks.

51. Ministry of the Environment, Conservation and Parks confirmed by email on April 23rd that they have no concerns with our plans.

Debney, Cathy (MECP)

11:02 AM (10 minutes ago) ☆

to me →

Hi Laura,

Just as a recommendation is to check out OMAFRA's website for some best practices for the agricultural side. Nothing else is required from MECP at this time.

Thanks,

Cathy

52. Ministry of Natural Resources and Forestry confirmed by email on April 25th that they have not identified any values in our area, and neither have we.

Hettinga, Peter (MNRF)

To Christopher, Jessica, etc.

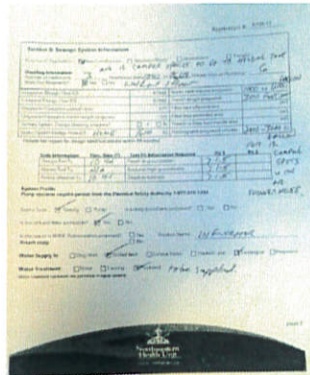
9:45 AM (22 minutes ago)

Hi,

Thanks Laura. If the City of Kenora requests our review I may provide further comment based on the materials they provide. Based on our mapping information there does not look to be any fish and wildlife values inside your property based on my best approximation of where you are. I would like to indicate, however, that our values information is only infrequently updated so may not be representative of what you may know to be on your property and should require some consideration in planning e.g. a stick nest.

Sincerely,

Permits



53. We obtained a business licence in 2018 for Kenora Bed 'n' Bale, to accommodate horses. Horse trailers with built in living quarters have the exact same hookups as RVs and travel trailers.

54. We also have a sewer permit for a holding tank for the dump station. We expect to remain less than the NWHU's 10,000 gallon a day threshold.

55. Our rural zoning includes an equestrian facility as an approved use. We seek to revive the old campground and resort as additional official uses allowed on our rural parcel. The land was vacant before and after its use as a campground, until we started revitalizing it.

56. Other campgrounds and resorts in the district enjoy high occupancy rates and are developing more sites to accommodate increasing interest.

57. We currently have four trailer sites levelled and ready to run electricity, with plans for more sites, as shown on our map, phase 1 northeast corner.



Legend - Current development 15+ ac ± 6+ ha 86 Cambrian Drive
Sole access point and forage is at Cambrian Drive NW stub

Line	Description	
1	Property lines, fence is 1" min within	
2	Boundary (solid)	
3	Interior fence lines (blue)	
4	Old trails improved to lanes (darker red)	
5	New lanes (brighter red)	
6	Phase 1 sites incl parking (yellow)	
7	Tree planting areas totaling hundreds of white pine, red pine, white spruce planted	
# on map	Description	Distance to nearest property line
1	Storage compound 15,625 ft ² = 1462 m ²	—
2	Shed 450 ft ² = 45 m ² , lean-to 420 ft ² = 39 m ²	75' = 23m
3	Poultry coop 98 ft ² = 9 m ²	135' = 39.8m
4	Poultry coop 96 ft ² = 9 m ²	100' = 30.5m
5	Shed 100 ft ² = 9.3 m ²	80' = 25.2m
6	Shed 108 ft ² = 10 m ²	80' = 27.5m
7 & 8	Horse shelters/wood sheds 98 ft ² = 9m ² ea	50' = 15.25m
9	Sand outdoor riding ring	
10	Out-house	67' = 19.3m
11	Residence 1040 ft ² = 98.7 m ²	150' = 45.7m
12	Septic field & tank	60' = 18.3m
13	Well	210' = 66.4m
14	Propane tank	130' = 39.6m
15	RV Dump Station (septic tank)	20' = 6m
16	Future shop 1300 ft ² = 128 m ²	50' = 15.25m
17	Future shared gazebo & shower house	60' = 18m
18	Future garden area	
Phase 1 Campsites + parking		
A	Site 1 21x50 = 20x20 = 2870 ft ² = 287 m ²	150' = 45m
B	Site 2 20x65 = 20x20 = 3400 ft ² = 318m ²	150' = 45m
C	Site 3 20x30 = 10x40 = 2100 ft ² = 195m ²	100' = 30m
D	Site 4 20x70 = 20x70 = 5600ft ² = 520m ²	60' = 18m
E	Site 5 20x70 = 20x70 = 5600 ft ² =520m ²	50' = 15m
F	Sites 6-8 wedge shaped 15x40 min each + 10x20 parking = 1500 ft ² = 139 m ²	10' = 3m
G	Extra parking or tent 15x50 = 50x12 = 95m ²	10' = 3m
H	Site 11 10x10 = 10x20 parking = 100m ²	10' = 3m
I	Extra parking 10x20 = 200ft ² =18m ²	10' = 3m
J	Site 12, 20' x 20' ea=400ft ² =37m ²	10' = 3m

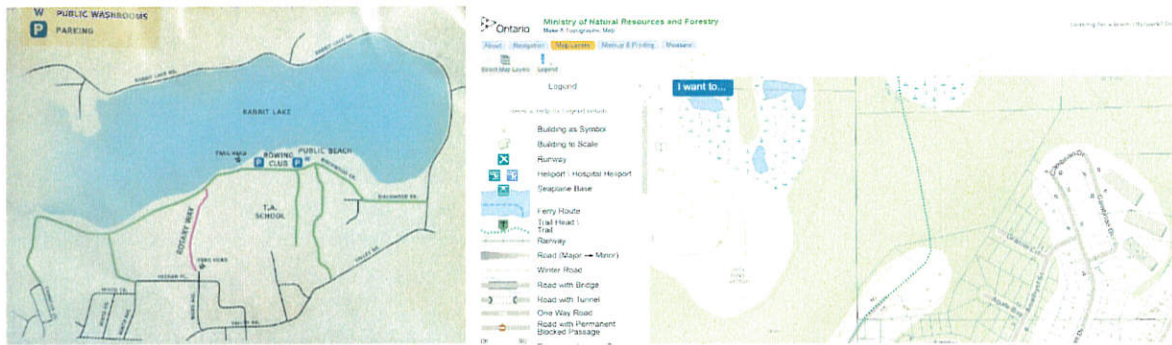
Future phases

58. We hope to expand as the market dictates to include more serviced RV sites, a shared outdoor BBQ gazebo, and a shared shower house. Subsequent development could also include rustic summer cabins and insulated year-round cabins, i.e. a 'resort'. We plan to construct a shop to maintain our equipment as well. These future plans are shown on our map.

59. More buildings will result in increased property tax revenue for the City.

60. Our rural zoning allows for storage relating to a business run on the land, and we will be offering secure winter storage for seasonal guests' RVs and boats. We hope to have visitors return and become regular summer residents.

61. Resuming use of our area as a campground resort fits perfectly with the park and green space surrounding us to the east, north and west. The Rabbit Lake trail head is right beside us. Until we erected our fence, our trails were considered by many to be part of the public urban trail system and were heavily used by local residents, for generations. The MNR map still shows a public trail through our property.



Additional plans:

62. In addition to the Bed 'n' Bale, we hope to meet some other needs in the community, while supporting the local farm and Indigenous cultures.

63. We are planning to host small markets as a use accessory to our small farm, where other local farmers can trade their products and locals can support the farm-to-fork movement. Our first Tailgater Farm sale was on May 4. Approximately 12 vendors and an estimated 200 shoppers attended. Our second Tailgater on June 1, celebrating National Horse Day, attracted six vendors and 60 shoppers.

64. We have already held 'open farm days' for neighbours, friends and family to come hold baby chicks, gather eggs, and see how we operate our sustainable, ethical farm, producing much of our own food and recycling food waste from our own kitchen. In summer of 2017, we collected waste food from a nearby restaurant to feed to our animals. Just that one small initiative saved that small business owner thousands of pounds of food waste, and hundreds of dollars in disposal fees. And it filled our freezer with naturally-raised meat.

65. As several school are within walking distance, we have welcomed groups of students to meet our farm animals and learn about small-scale farming. Evergreen Grade 1 attended for National Horse Day and the teacher won the Equestrian Canada photo contest.

66. We have also started stocking some livestock feed for Kenora farmers, as there is a need for affordable, quality feed for poultry and animals.

67. Several local horse owners have enquired about boarding their horses, as we have such a convenient location.

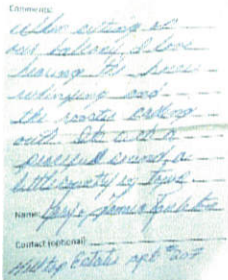
68. We are also looking into adopting an endangered breed of pony which is indigenous to Northwestern Ontario: the Lac la Croix Indian Pony. We hope to host information sessions for schools and the public, where a First Nations elder can share stories and teachings of the Little Pony of the Big Woods, raising awareness of the breed and local culture. The sacred pony could also be shared for pow-wows and community events, and for teaching equine care and handling to children.

69. We have been approached by individuals and groups, including a near-by Indigenous start-up company, regarding horse trail rides, but we are not equipped for that yet. Therapeutic Riding could also be re-established in Kenora.
70. Long-distance trail ride groups are attracted to the rugged, scenic, remote trails in Sunset Country, and the possibility of holding endurance races in the future.
71. Camp Stephens is holding a grief camp for urban Indigenous children, and we are sharing our animals for grief therapy work this summer.
72. Being close to Highway 17, 17A, downtown amenities, boat docking, and schools makes our location desirable to guests attending the above activities.
73. These additional events are not for profit generation for our home-based business, but to support the local community, just as we do through Mushin' for Mutts, which incidentally has grown to be one of the largest skijor and kicksled dog derbies in Canada.

Neighbourhood:

74. The Provincial Policy Statement's vision, outlined in Part IV, page 4, acknowledges the diversity of land types, economies and cultures across Ontario. It focuses on growth that supports the viability of rural areas and achieves efficient development patterns while promoting a mix of land uses.
75. The neighbourhood to the southeast of us is comprised of single-family dwellings and duplexes, with vacant lots unsuitable for building in between us and the nearest houses. A higher-density group of apartments are east of us.
76. We are tucked into the bush with good tree buffers and good fences. The neighbor to the south has a residence on the front part of their acreage which is not visible from our acreage due to forest. The very back part of their acreage that abuts ours is angled, making it too narrow to closely build on, and it is swampy.
77. The old mill sawdust storage property is directly west of us. It is designated waste disposal and mandated by the Ministry of the Environment to remain undisturbed. The cemetery is south of that.
78. The north and northeast sides of us are green/open space, which will be desirable for our guests to enjoy hiking the trails and swimming and paddling in Rabbit Lake. We would be able to assist the City with further development of the trails around our area, with our equipment. We have previously volunteered our help to the City through Barb Manson when she worked in Parks.
79. In the four years that we have had animals on the property, we have received no complaints, and in fact every neighbor we have talked to enjoys the novelty of our little farm nearby, and appreciates how much we have improved the area and thereby increased the area's property values. One of our nearest neighbours assists us with farm chores, along with her children.

80. We invited the neighbourhood to an open house on May 4th, to have a tour and address questions and comments about our plans and zoning amendment. Many of the neighbours attended and asked questions. After discussions, we received only positive feedback – see comment cards and letters of support. The general consensus is that our development is preferable to more high-density housing in that area. The main concern was traffic, which would have been greatly increased year-round with additional housing.



81. Kenora residents have told us that our business will bring up the ‘cool factor’ of Kenora, that they are proud to live in a community that has this attraction, and have thanked us for bringing a Bed ‘n’ Bale to the area.

An aside about the neighbourhood

82. The empty lot and back yards on Granite Court have been used by that neighbourhood as a garbage dump and unlawful needle depository. Last year we contacted the North Western Health Unit after discovering thousands and thousands of discarded used hypodermic needles near Granite Court. There are gang tags spray painted on houses, and we hear a lot of screaming, car horns and sirens coming from that area. In our opinion, Granite Court, Cambrian apartments and other high-density, low-income neighbourhoods in the area would benefit from public playgrounds, as the children often play in the streets, on the cliffs, and on their house roofs.



Easing potential concerns about our development

83. We are proudly committed to improving the neighbourhood, in a way that is consistent with the Provincial Property Statement’s preamble, integrating “the principles of

strong communities, a clean and healthy environment and economic growth for the long term.”

84. We believe that traffic won’t be noticeably increased even during peak summer season. If the land had become a subdivision for 47 homes, the traffic would have been much higher, and year-round. Most of our guests will be in the summer when school buses are not running, and much less traffic during the fall, winter and spring.

85. While we have been developing over the last several years, we have had dump trucks and contractors coming and going, plus our own horse trailers and feed trailers moving in and out. We have received no complaints about traffic or noise.

86. Our poultry scratch up and spread manure, and eat flies and wood ticks. Manure composts quickly in the pasture, and the blueberries were bountiful last year where the soil was naturally fertilized.

87. Our intolerance of illegal activities, and our reporting of fires, crime and needles has improved safety in the neighbourhood already. An increased presence in the area has resulted in less danger of fire and lawlessness.

88. Our place will service a new niche of tourists – including those with horses. Because we live on-site, we are available to implement and enforce camp rules which will preserve our tranquil haven, including quiet times and safe, compliant campfires with ready access to water for fire suppression. A city hydrant is approximately 30 m outside our gate.

89. Fencing and developing our acreage has vastly improved our own property, and the neighbourhood in general. Our small-footprint agri-tourism will continue to add diversity and value to the community, in addition to charm and hopefully some cultural meaning.

Summary

90. The rural zoning we currently have is well-suited to our personal use as a small farm, and our plans to resurrect the old campground with a country twist. The property exceeds the minimum size, and has access from the northern spur of Cambrian Drive, which is exclusively used and maintained by us.

91. Our plans all fit with the rural zoning and PPS 2014 vision. Government agencies - MNRF, MECP, OMAFRA, and NWHU – have no concerns due to our ecologically sound plans for using and diversifying the area.

92. All we require is a zoning amendment to allow the additional commercial uses, i.e. campground and resort, which was previously enjoyed in that very spot in the 1900s, and is permitted in rural areas.

93. Developing a residential subdivision there is financially unfeasible and would destroy the diverse forest and rock features that we actively preserve and promote.

94. In the 12 years we have owned the property, we have developed it to increase its market value from \$48,000 to \$400,000, which has a positive effect on neighbouring property values.

95. We are reviving and revitalizing a property that had become a dangerous, out-of-control party spot, a garbage dump, and regularly on fire. We are forging into the emerging eco-friendly agri-tourism market which will benefit the neighbourhood, local businesses and the City of Kenora.

Kenora Bed 'n' Bale



R.V. Park & Horse Motel





Scale – approx. 590 ft = 180 m

Legend – Current development 15+ ac = 6+ ha 66 Cambrian Drive
Sole access point and frontage is at Cambrian Drive NW stub.

Line	Description	
	Property lines; fence is 1' min within boundary (gold)	
	Interior fence lines (blue)	
	Old trails improved to lanes (darker red) New lanes (brighter red)	
	Phase 1 sites incl parking (yellow)	
	Tree planting areas totalling hundreds of white pine, red pine, white spruce planted	
# on map	Description	Distance to nearest property line
1	Storage compound 15,625 ft ² = 1452 m ²	–
2	Shed 480 ft ² = 45 m ² ; lean-to 420 ft ² = 39 m ²	75' = 23m
3	Poultry coop 96 ft ² = 9 m ²	130' = 39.6m
4	Poultry coop 96 ft ² = 9 m ²	100' = 30.5m
5	Shed 100 ft ² / 9.3 m ²	50' = 15.25m
6	Shed 108 ft ² / 10 m ²	90' = 27.5m
7,8,9	Horse shelters/wood sheds 96 ft ² = 9m ² ea	50' = 15.25m
10	Sand outdoor riding ring	
11	Outhouse	60' = 18.3m
12	Residence 1040 ft ² = 96.7 m ²	150' = 45.7m
13	Septic field & tank	60-150' = 18-46m
14	Well	218' = 66.4m
15	Propane tank	130' = 39.6m
16	RV Dump Station (septic tank)	20' = 6m
17	Future shop 1380 ft ² = 128 m ²	50' = 15.25m
18	Future shared gazebo & shower house	60' = 18m
19	Future garden area	
	Phase 1 Campsites + parking	
A	Site 1 21x50 + 20x20 = 2870 ft ² = 267m ²	150' = 45m; 10' = 3m from propane
B	Site 2 20x65 + 20x20 = 3400 ft ² = 316m ²	150' = 45m
C	Site 3 20x30 + 10x40 = 2100 ft ² = 195m ²	100' = 30m
D	Site 4 4 20x70 + 20x70 = 5600ft ² = 520m ²	60' = 18m
E	Site 5 20x70 + 20x70 = 5600 ft ² = 520m ²	50' = 15m
F	Sites 6-9 wedge shaped 15x40 min each + 10x20 parking = 1500 ft ² = 139 m ²	10' = 3m
G	Extra parking or tent 15x50 = 750ft ² = 69m ²	10' = 3m
H	Site 11 12x60 + 10x20 parking = 163m ²	10' = 3m
I	Extra parking 10x20 = 200ft ² = 18m ²	10' = 3m
J	Site 12, 20 x 20 ea = 400ft ² = 37m ²	10' = 3m