

## **A G E N D A** **for a Public Meeting**

**to discuss a Proposed Official Plan Amendment &  
Zoning By-law Amendment**  
**RE: File #D09-21-01 & D14-21-017 - 700 First Street South  
(Central Park)**

**Tuesday, March 9, 2021**  
**12:00 p.m.**  
Virtual Attendance

---

Council will be meeting electronically as permitted by the City of Kenora Procedural bylaw. Citizens and our Media Partners are encouraged to attend the virtual meeting via the Public Live Stream Event at:  
<https://video.isilive.ca/kenora/>

---

### **Land Acknowledgement – Councillor Smith**

#### **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

#### **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 a presentation by our City Planner as the City is the Applicant for this file, 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.

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 official plan and zoning 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.

Following the City Planner summation and recommendation, the public will have the opportunity to speak either for or against the application, 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.

---

### **1. City Planner Report/Rationale**

- City Planner, Kevan Sumner, to describe the details of the planning application.

### **2. Express Interest**

Any person may express his or her views of the amendment and a record will be kept of all comments. In accordance with our Procedural bylaw, comments should be kept to five minutes per person. The public is reminded to review the planning report to ensure any points they are including in their expression has not already been covered in the Planners factual report.

- 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?

### **3. Discussion**

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

### **4. Questions**

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

### **5. Close of Public Meeting**

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

March 3<sup>rd</sup>, 2021

**City Council  
Committee Report**

**File Nos.:** D09-21-01 and D14-21-01

**To:** Kyle Attanasio, CAO

**Fr:** Kevan Sumner, City Planner

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

**Location:** 700 First Street South (Central Park)

**Owner &  
Applicant:** City of Kenora

**1. Introduction:**

The City of Kenora is proposing to amend the Official Plan and Zoning By-law for the western portion of Central Park, as indicated in Figure 1, for the purpose of allowing future residential development on the property.



**Figure 1:** Aerial image of Central Park property showing area of proposed redesignation and rezoning outlined in red.

The proposed Official Plan amendment is to redesignate the subject lands from Open Space Area to Established Area;

The proposed Zoning By-law amendment is to rezone the subject lands from "OS" Open Space to "R3" Residential – Third Density;

## **2. Description of Proposal**

The proposed amendments to the Official Plan and Zoning By-law are being requested by the City of Kenora, to enable the future removal of the underutilized ball diamond on the western portion of the Central Park property and the future sale of the property for residential development. The exact nature of the future residential development will be determined through the disposition process.

## **3. Existing Conditions**

The ball field that currently occupies the western portion of Central park is not as well-utilized as other ball fields in the city. It is level but poorly drained, resulting in soggy conditions, and does not have the lighting improvements that allow other ball fields to operate for extended hours.

The area proposed for redesignation and rezoning has frontage on Park Street, First Street South, and Seventh Avenue. Municipal wastewater, storm sewer, and water service is available to the site, and it is located on a bus route. It is also located within walking distance of commercial and institutional services located in the downtown area.

Recreational use of Central Park will be preserved on the eastern portion of the site, with the Central Community Club and rink remaining in use.

Concerns have been raised from the public with regards to the history of the site. There have been suggestions that a condition of the original transfer of the site to what was then the community of Rat Portage, was that this site was to be used in perpetuity as a park. A thorough review of the property title has identified that no such restriction was ever registered on the title, and the Lake of the Woods Museum / Heritage Kenora have confirmed that Hudson's Bay Company plans from the 1880s indicated this area was envisioned as residential in the land grant. Other concerns related to the material used in filling and leveling the property to its current state. The City is not aware of any environmental contamination of the site, and there have been no issues with public use of the property as a park for more than a century.

Adjacent property to the north, south, and west are currently designated as Established Area. The property is surrounded by residential development in all three directions. These areas are primarily zoned "R2", with the Parkview Apartments being zoned "R3". Individual neighbouring properties are also zoned "LC" Local Commercial and "I" Institutional.

#### 4. Site Visit

A site visit was completed on February 9<sup>th</sup>, 2021, at which time the following photos on the following page were taken.



**Figure 2:** View of the site from the south-east corner of the area being redesignated and rezoned.



**Figure 3:** View of the site from the northwest corner, at the intersection of Park Street and Seventh Avenue South.

## 5. Consistency with Legislated Policy and City Directives

### a) Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement encourages planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents (Policy 1.4.3). This is to be accomplished via permitting and facilitating a range of housing options and residential intensification, directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are available, and promoting densities which efficiently use land, resources, infrastructure, services, and transportation options.

### b) City of Kenora Official Plan

The proposed Established Area designation supports a range of residential, commercial, industrial, and institutional uses. The Official Plan states that residential development shall be encouraged in the Established Area through plans of subdivision, condominium, and consent as infilling or redevelopment of existing uses on full municipal services. Medium density residential use is supported provided that the development is in keeping with the character of the area (Policy 4.1.2).

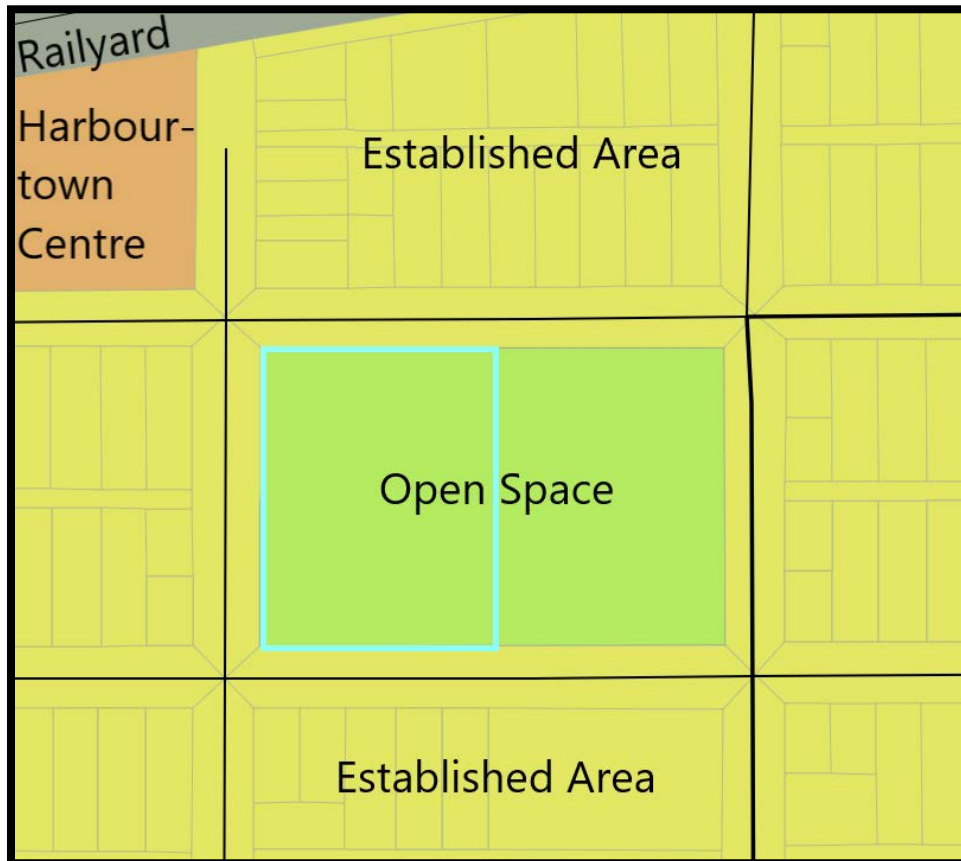


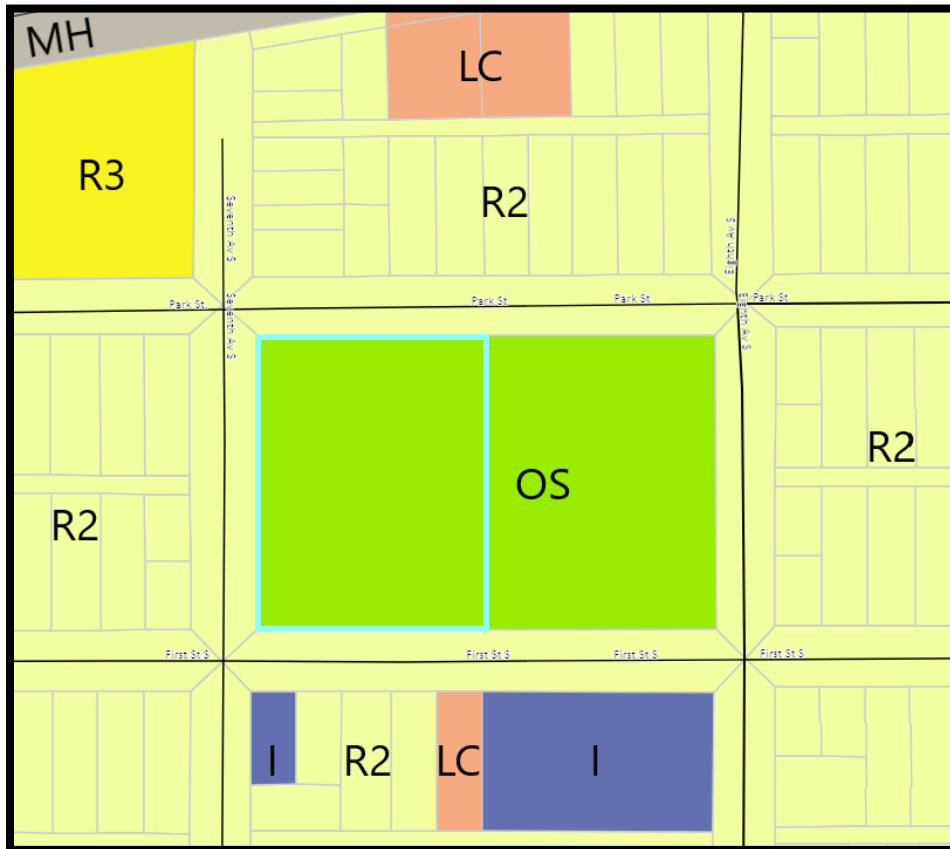
Figure 4: Official Plan Mapping

Section 4.7 of the Official Plan sets out policies for development in proximity to railyards. Specifically, applications for planning approvals to allow for residential land uses within 1000m of a rail yard are to be accompanied by a noise study to the satisfaction of Council in consultation with CP Rail. Appropriate safety measures may be required as determined by the results of the study and subsequent review.

**c) City of Kenora Zoning By-law No. 101-2015**

The property is currently zoned "OS" Open Space Zone. This zone allows for active and passive recreational uses and landscaped buffers (Figure 5).

The proposed "R3" Residential – Third Density Zone allows for the development of a full range of housing forms and other compatible uses serviced by municipal sewer and water. Any future development proposed for the site will need to comply with all applicable zoning regulations, including on-site parking.



**Figure 5: Zoning By-law Mapping**

## 6. Results of Interdepartmental and Agency Circulation

The following is a summary of responses received from city departments and external agencies that were contacted for comment.

Buildings Department	No concerns
Clerks	No concerns
Community Services	No concerns
CP Proximity Ontario	<p>CP does not support the rezoning of the subject lands to R3 Residential Third Density as this location is within 500m of an active rail yard.</p> <p>The safety and welfare of residents can be adversely affected by rail operations. CP is not in favour of residential uses that are not compatible with rail operations. Current operations at this yard include regular freight trains travelling through the yard, 24 hours a day, 7 days a week. Additional operations include switching and shunting of trains, material storage, and material delivery. With these operations, engines are constantly idling. The operations are continuous, loud and cause a lot of vibration. There is also the possibility of increasing our operations, including adding or moving track or any other railway related use. We would hope that that City of Toronto supports CP's position on this application and would appreciate being kept apprised of the City's handling.</p> <p>CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:  <a href="http://www.proximityissues.ca/">http://www.proximityissues.ca/</a></p> <p>Should the captioned rezoning receive approval (and any future residential development proposals), CP respectfully requests that the recommended guidelines be followed.</p>
Development Services	<p>If approved, staff will be undertaking an Expressions of Interest (EOI) process to divesting of this section of Central Park for housing development. While Residential Third Density (R3) permits a range of high-density housing types, staff will be seeking to further refine those types when developing the EOI.</p> <p>All development onsite will be subject to site plan control whereby features such as green space and accessibility can be considered. In evaluation, proponents will also be</p>



	expected to demonstrate how they will manage storm-water and connection to municipal services.										
Environmental	No concerns										
Engineering	No concerns										
Fire and Emergency Services	No concerns										
Lake of the Woods Museum / Heritage Kenora	No issues from a heritage standpoint. The area has always been “found land” insofar as it was muskeg that was originally cleared and filled in for public health reasons. The ball diamonds were built as an alternative to playing on the field at the future mill site. The original plan of the town called for that whole area to be residential (supported by HBC land grants map from the 1880s).										
Ministry of Environment, Conservation and Parks	Legislatively, no Record of Site Condition is required in this case, as there is no change to a more sensitive land use (residential and open parkland are considered equivalently sensitive). However, given the attention the project is likely to get and the report of the past history of the site, the city may benefit from conducting a Phase I ESA. However the MECP has no requirements for that at this property  <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;"><b>Property Use Changes Triggering Record of Site Condition (RSC)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #4CAF50; color: white;">Standards Category 1</th> <th rowspan="2" style="writing-mode: vertical-rl; transform: rotate(180deg);">RSC Required to Cross to Sensitive Property Use</th> <th>Standards Category 2</th> <th>Standards Category 3</th> </tr> </thead> <tbody> <tr> <td>Industrial (e.g., manufacturing) Commercial (e.g., office building) Community (e.g., community centre) - except section 14(10)</td> <td>Residential (e.g., home) Parkland (e.g., town park)</td> <td>Agricultural (e.g., farm) Other (e.g., the rest)</td> </tr> <tr> <td style="background-color: #4CAF50; color: white;">RSC Required to Cross to Sensitive Community Uses Community section 14(10): <small>Indoor pool, arena, enclosed stadium, indoor sports field or gymnasium that is Group A occupancy</small></td> <td>Institutional (e.g., university)</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Standards same for uses within a category.</li> <li>Change from category 1 requires an RSC (more sensitive).</li> <li>Changes within categories do not trigger, with exception of sensitive community uses (Section 14(10)).</li> </ul> </div>	Standards Category 1	RSC Required to Cross to Sensitive Property Use	Standards Category 2	Standards Category 3	Industrial (e.g., manufacturing) Commercial (e.g., office building) Community (e.g., community centre) - except section 14(10)	Residential (e.g., home) Parkland (e.g., town park)	Agricultural (e.g., farm) Other (e.g., the rest)	RSC Required to Cross to Sensitive Community Uses Community section 14(10): <small>Indoor pool, arena, enclosed stadium, indoor sports field or gymnasium that is Group A occupancy</small>	Institutional (e.g., university)	
Standards Category 1	RSC Required to Cross to Sensitive Property Use	Standards Category 2		Standards Category 3							
Industrial (e.g., manufacturing) Commercial (e.g., office building) Community (e.g., community centre) - except section 14(10)		Residential (e.g., home) Parkland (e.g., town park)	Agricultural (e.g., farm) Other (e.g., the rest)								
RSC Required to Cross to Sensitive Community Uses Community section 14(10): <small>Indoor pool, arena, enclosed stadium, indoor sports field or gymnasium that is Group A occupancy</small>	Institutional (e.g., university)										
Parks and Facilities	No concerns										
Roads	No concerns										
Synergy North	No concerns. Advise future developer to contact Synergy at their convenience to discuss servicing options.										

## 7. Public Comments

A public meeting is scheduled to be held by Council on March 9<sup>th</sup>, 2021. Notice of the application was given in accordance with Sections 17 and 34 of *The Planning Act*, whereby it was circulated on February 1<sup>st</sup>, 2021 to property owners within 120 metres, published in the Municipal Memo of the Newspaper on January 28<sup>th</sup> and February 4<sup>th</sup>, 2021 and circulated to persons and public bodies as legislated.

The Planning Advisory Committee considered the applications and passed a resolution recommending approval of the applications at their meeting on February 16<sup>th</sup>, 2021. The minutes and relevant resolution from this meeting are attached.

As of the date of this report (March 3<sup>rd</sup>, 2021), 13 submissions have been received from the public in opposition to the proposed redesignation and rezoning of the property. One submission has been received in support of the applications. The comments with identifying information redacted have been attached to this report. The opponents believe that the land should remain in its current use as a public park and community amenity, and state concerns including poor drainage of the property, the value of neighbourhood green space for youth activities, and preference for new residential development to be directed elsewhere in the city.

## **8. Evaluation**

This proposal is being brought forward from the City of Kenora as a result of careful consideration of the highest and best use of the Central Park property in meeting the needs of the city and its residents.

The Central Park ball field is currently inadequate in meeting the needs of a diverse range of user groups. For those groups that do currently use the fields, they can be accommodated at other City locations.

At the same time, finding serviced, developable land for urgently-needed residential units has become more difficult, and new developments are frequently challenged by the cost of servicing and lot grading on difficult terrain. If these applications are approved, Development Services staff will work with the future purchaser of the property to ensure that any development is well-suited to the needs of the community and the surrounding neighbourhood.

The comments provided by CP Proximity Ontario have been given serious consideration. Planning staff appreciate the potential for conflict between railyards and adjacent residential uses. While this property is approximately 100m from the nearest boundary of the rail yard, we note that this is an established residential neighbourhood and a mixture of both high and low density residential development are located in the area between. To respect the concerns of CP Proximity Ontario and Official Plan policies, the City of Kenora will work with any future developers of the property to ensure that any concerns regarding noise from the rail yard are addressed after the details of any future development are determined and prior to construction.

The subject property is located approximately 200m from Laurenson Creek, which is recognized as a provincially significant wetland, fish habitat, and source of water draining in to Lake of the Woods. This is beyond the 120m boundary in which Environmental Impact Statements are required for development in proximity to the creek. Areas of higher elevation south of the subject property will prevent any additional overland drainage in the direction of the creek, and it is not expected that there will be significant increase to storm sewer loads as a result of future redevelopment of the property.

Concerns have been raised by members of the public who believed that legal obligations associated with the original transfer of this property from the Hudson's Bay Company to the community of Rat Portage restricted the use of this property to a public park. A thorough review of property registry and historical records has revealed no such restrictions, and comments from Lake of the Woods Museum / Heritage Kenora indicate that this property was originally surveyed and envisioned as residential lots before being designated as a park by Rat Portage in the 1890s.

### **9. Recommendation**

As the City 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 Nos. D-09-21-01 and D14-19-07, to change the Official Plan Designation from Open Space to Established Area and change the zoning of the property from "OS" Open Space Zone to "R3" Residential – Third Density Zone, be approved, in lieu of public comments that may not yet be received.



Kevan Sumner  
City Planner

#### References and Attachments

- Complete Applications for Official Plan Amendment and Zoning By-law Amendment
- Notice of Complete Application and Public Meeting
- Redacted Public Comments (5) received as of February 25, 2021



**City of Kenora**  
**Application for Amendment to Zoning By-law or**  
**Temporary Use**  
Section 34 or 39 of the Planning Act & Ontario  
Regulation 545/06 (as amended)

**OFFICE USE ONLY**

Date Stamp - Date Received:  


File Number: D14-21-01  
Roll Number: 0016-030-004-0300-0000  
Application Fee Paid: \$   
Application Deemed Complete (Date): JAN 26, 2021

**1.0 - Submission Requirements**

Note: If the information below is not received the application cannot be deemed complete.

- Pre-consultation meeting
- 1 original copy of the completed application form
- The required application fee of \$1100.00 as per the schedule of fees By-law
- Planning Rationale
- Site Plan Sketch
- Copies of required studies identified at pre-consultation or any other time (See section 8.10 of the Official Plan for full list of studies)
- A completed Authorization, signed by all the registered owners when an Agent is acting on behalf of the Owner(s)

**2.0 - City of Kenora Application for:**

- Zoning By-law Amendment s.34
- Temporary Use By-law s.39

**3.0 - Concurrent Applications Filed**

- Official Plan Amendment
- Minor Variance/Permission
- Subdivision Application
- Site Plan Application
- Consent Application
- Other: \_\_\_\_\_

#### 4.0 Applicant Information

#### SUBJECT PROPERTY INFORMATION

Civic Address	Street No.: 700	Street Name: First Street South	Postal Code: P9N 1E1	Unit Num.:
Registered Plan Number	M-			
Legal Description	Plan 3 Blk 4 Lot 31 to 50			
Reference Plan Number	23R-			
Lot No.(s)/Block No.(s)				
Concession Number(s)/Part Lot				
Part Numbers(s)				
Tax Roll Number	6016			
Lot Frontage (Metres)	150m			
Depth (Metres)	97m			
Area (Ha.)	1.45 ha			
PIN	42164-0118			

#### OWNER/APPLICANT INFORMATION

Check Appropriate Box:	<input type="checkbox"/> Person(s)	<input checked="" type="checkbox"/> Company Corporation of the City of Kenora		
Registered Land Owner	Surname: City of Kenora	First Name:		
Mailing Address	Street No.: 1	Street Name: Main Street South	Postal Code: P9N 3X2	Unit Num.:
City	Kenora	Province	ON	
Contact Information	Phone: 807 467 2000	2nd Phone or Fax:	807 467 2246	
Email				
Acquisition Date of Subject Land				

#### PLANNING AGENT/SOLICITOR INFORMATION

Company or Firm Name				
Name	Surname:	First Name:		
Mailing Address	Street No.:	Street Name:	Postal Code:	Unit Num.:
City				Province:
Contact Information	Phone:	Fax:		
Email				

#### MORTGAGES, ENCUMBRANCES, HOLDERS OF CHARGES ETC. OF SUBJECT LAND

Company				
Contact Person	Surname:	First Name:		
Mailing Address	Street No.:	Street Name:	Postal Code:	Unit Num.:
Contact Information	Phone:	Fax:		
Email				

#### 5.0 Please list the reports/studies that will accompany this application

Planning report will be provided to Council.

**6.0 – Current Zoning (Please see [www.kenora.ca/planning](http://www.kenora.ca/planning) for schedules/maps)**

What is the current zoning of the subject land under Zoning By-law No. 101-2015 as amended?

OS - Open Space Zone

**7.0 – Proposed Zoning**

What proposed zone or zones are you seeking for the subject land?

R3 - Residential - Third Density Zone

**8.0 – Nature of Proposal (Brief Description – use rationale to provide detail)**

Please describe the reasons (purpose) and nature/extent of the proposed rezoning or temporary use request:

*\*Indicate if application is for the removal of a holding provision (H Symbol)*

The City of Kenora hopes to attract residential development to this property. The R3 zone will allow for maximum flexibility in potential housing options.

**9.0 – Reason for Zoning Amendment or Temporary Use By-law**

Please describe why it is not possible to comply with the provision of Zoning By-law No. 101-2015 as amended:

The current OS zoning is very restrictive, allowing only for active and passive recreational uses. As the recreational demands of city residents have changed, the western portion of this property is no longer required for recreational purposes. Recognizing the recent demand for housing units in the City, it has been determined that this portion would be better utilised for residential development.

**10.0 – Height and Density**

Is the subject land located in an area of the City which has pre-determined minimum and maximum requirements for height and density?

Yes

No

If yes, please provide a statement of those requirements:

**11.0 – Area of Settlement**

Does the rezoning alter the boundaries of an existing area of settlement or require a new area of settlement to be implemented?

Yes

No

If yes, please provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement:

**12.0 – Employment Lands**

Will the application remove land from an area of employment?

Yes

No

If yes, please provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

**13.0 – Official Plan Context (Please see [www.kenora.ca/planning](http://www.kenora.ca/planning) for schedules/maps)**

a) What is the Official Plan Land Use Designation of the Subject Land?

The concurrent application for amendment of the Official Plan is proposing to change the designation of this portion of the property from Open Space to Established Area. This re-designation of the property is necessary because the proposed R3 does not conform to the Open Space policies.

b) How does the proposed zoning amendment or temporary use comply with the Official Plan?

If the amendment of the Official Plan is approved, the proposed R3 zone would allow for a wide range of potential residential uses in an Established Area, where a range of residential, commercial, industrial, and institutional uses are permitted (OP Policy 4.1.1) and residential development is to be encouraged (OP Policy 4.1.2(c)).

c) Is the subject land within an area where zoning with conditions applies?

Yes

No

If answer to question (c) is yes, please provide an explanation of how the proposed amendment or temporary use complies with the Official Plan Policies relating to zoning with conditions.

Existing use of the subject land:

Baseball diamond

Proposed use of the subject land:

Residential development

Length of time existing uses have continued:

Unknown - several decades

#### 14.0 – Site Suitability

Are the subject lands a suitable site and location for the requested zone(s) and what are the physical characteristics of the subject land?

The property is well-suited to residential development, as it is centrally located within the established community, with access to a broad range of services. The site is level, serviced by municipal sewer and water, and frontage is on developed streets.

#### 15.0 – Surrounding Land Uses

Is the requested zone compatible with surrounding land uses? In what way?

Yes. The surrounding neighbourhood contains a mix of commercial, institutional, and residential uses. Surrounding properties are primarily zoned R2 - Residential - Second Density Zone, but there is an existing area zoned R3 on the northwest corner of the intersection of Park Street and Seventh Avenue South, directly across the intersection of the area of this proposed amendment.

#### 16.0 Access

Type of Access:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Municipal maintained road | <input type="checkbox"/> Seasonally maintained municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Private road or laneway              | <input type="checkbox"/> Water                                | <input type="checkbox"/> Other public road  |



\* If access is by water only please describe the parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road:

**17.0 – Water Supply**

**Subject Property Water Supply:**

- Municipal water                       Private well                       Communal well  
 Lake     Other: \_\_\_\_\_

**18.0 – Sewage Disposal**

**Subject Property Sewage Disposal:**

- Municipal sewer system/field                       Private septic system/field                       Communal septic system/field  
 Privy     Other: \_\_\_\_\_

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed, you are required to provide:

- A servicing options report; and
- A hydrogeological report

**19.0 – Other Applications Under the Planning Act**

Is the subject land, or land within 120 metres of the subject lands, the focus of any other applications under the planning act or has the subject property been subject to an application in the past?

- Yes     No

If yes, please indicate which applications are being undertaken:

		File No.:	Status:
	Draft Plan of Subdivision		Status:
	Condominium Description		Status:
x	Official Plan Amendment		Status: Being considered concurrently
	Zoning By-law Amendment		Status:
	Minister's Zoning Amendment		Status:
	Site Plan Application		Status:
	Consent		Status:
	Minor Variance		Status:
	Part Lot Control		Status:
	Other (Please Specify)		Status:

If you answered yes to any of the above, please describe the land the "other" application affects, the

purpose of that application, and the effect that application will have on the amendment requested through this application:

The concurrent Official Plan amendment is require as a pre-condition of this zoning amendment, as the R3 zone does not conform to the current Open Space designation of this property.

**20.0 – Site Structures**

**Existing Structures:** N/A

	Principle	Accessory	Accessory	Parking
Ground Floor Area				
Total Gross Floor Area				
Number of Storeys				
Length				
Width				
Height				
Front Yard Setback				
Rear Yard Setback				
Side Yard Setback				
Side Yard Setback				
Date Constructed				
Lot Coverage (%)				
Floor Area Ratio				

**Proposed Structures:** N/A

	Principle	Accessory	Accessory	Parking
Ground Floor Area				
Total Gross Floor Area				
Number of Storeys				
Length				
Width				
Height				
Front Yard Setback				
Rear Yard Setback				
Side Yard Setback				
Side Yard Setback				
Date Constructed				
Lot Coverage (%)				
Floor Area Ratio				

## 21.0 - Sketch

A sketch or site plan, preferably prepared to scale by a professional shall be submitted as part of each application. The sketch or site plan must clearly demonstrate:

- (a) the boundaries and dimensions of the subject land;
- (b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
  - (i) are located on the subject land and on land that is adjacent to it, and
  - (ii) in the applicant's opinion, may affect the application;
- (d) the current uses of land that is adjacent to the subject land;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- (g) the location and nature of any easement affecting the subject land.

All necessary information must be contained on one single sketch or site plan. Please see section 27.0 for a sample sketch.

Applications and plans will be accepted in Metric only (1 foot = 0.3048 metres, 1 acre = 0.4046 hectares). The maximum size for the accompanying sketch/site plan shall be 11"x 17". If there is information provided on larger sizes, at least one copy shall be provided on the 11"x 17" format.

Elevation drawings shall also be provided if applicable.

A copy of the most recent available survey of the subject property completed by a registered Ontario Land Surveyor (OLS) should also accompany the application.

**22.0 – Is the plan consistent with policy statements issued under Subsection 3(1) of the Planning Act?**

Please state how this application is consistent with the 2020 Provincial Policy Statement (PPS). The proposed zoning amendment will help Kenora in achieving efficient and resilient development by promoting efficient development that makes use of existing infrastructure to provide a site for development of affordable residential development in proximity to commercial and social services in the city centre (Policy 1.1). The PPS encourages redevelopment of existing settlement areas (Policy 1.1.3).

**23.0 – Additional Information**

Please provide any additional information that you feel would be beneficial to Staff, outside agencies or Council in evaluating the application:

The proposed future residential development of the property will result in removal of the ball diamond that is currently located on the west side of the park. The ball diamond is currently under-utilized, and is becoming unnecessary due to extended hours of operation for lighted ball diamonds at the Rec Centre.

**24.0 - Directions**

Please provide directions to the subject property:

The property is centrally located in the City, between Park Street and First Street S, and between Park Street and First Street South.

**25.0 – Site History**

What is the current use(s) of the subject land:

The property is currently the site of a baseball diamond.

Please state all previous known uses of the subject land:

None

Has there been an industrial, commercial use or a gas station on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

Yes

No

If yes please be specific:

What information did you use to determine the answers to the above questions?

City of Kenora's property files.

\*If yes to the above, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant.

26.0 Contamination	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a gas station ever been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (i.e. brownfields, industrial waste, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

What information did you use to determine the answers to the above questions?  
 If an environmental assessment has been performed please submit it with the application.  
 City of Kenora property files.

\*If the answer to any of the above questions from regarding contamination were checked yes or if there was an industrial, or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.

**27.0 – Subsurface Rights**

Are the subsurface rights and the surface rights to the property held by the same owner?

Yes  No

If no, who owns the subsurface rights?

\_\_\_\_\_

If no, please have the owner complete the following declaration (Section 22.1):

**27.1 Authorization from the Owner of the Subsurface Rights  
 (If subsurface rights are different from the Owner of the lands)**

I, \_\_\_\_\_, the Owner of the subsurface rights for the subject property, am aware of this application and consent to it. (please print)

\_\_\_\_\_ (signature) \_\_\_\_\_ (date)

\_\_\_\_\_ (address)

\_\_\_\_\_ Telephone Number \_\_\_\_\_ Email address \_\_\_\_\_ Fax Number

## 28.0 – Significant Features Checklist

Check through the following list. Indicate under Yes, No or Unknown if a listed feature is on-site or within 500 metres. Indicate under Yes, No or Unknown if a listed development circumstance applies. Be advised of the potential information requirements.

Feature or Development Circumstance	Yes	No	Don't Know	If yes, specify distance in metres (m)	Potential Information Needs
Non-farm development near designated urban areas or rural settlement areas		✓			Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry <sup>1</sup>		✓			Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry <sup>2</sup>		✓			Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry <sup>3</sup>		✓			Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		✓			Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	✓			100m	Evaluate impacts within 300 metres.
Operating mine site		✓			Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land		✓			Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater		✓			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric Transformer Facility		✓			Determine possible impacts within 200 metres.
High Voltage Transmission Lines		✓			Consult the appropriate electric power service.
Transportation and Infrastructure corridors				115m (Hwy 17)	Will corridor be protected? Noise Study Prepared?
Agricultural Operations		✓			Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area		✓			Will development hinder access to the resource or the establishment of new resource operations?

Mineral Aggregate Operations		✓			Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries		✓			Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources		✓			Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands	✓			200m Laurenson Ck	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant portions of habitat of Endangered or Threatened Species		✓			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and areas of Natural and Scientific Interest	✓			200m Laurenson Ck	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers		✓			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes		✓			Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources		✓			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Lake of the Woods: Within defined Portions of Dynamic Beach and 1:100 year flood level along connecting channels	✓			200m Via Laurenson Creek	Development not permitted
Lands Subject to Flooding and/or Erosions		✓			Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards		✓			Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		✓			Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites <sup>4</sup>		✓			Slope Study, Flood line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites		✓			Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites		✓			Assess and inventory of previous uses in areas of possible contamination.

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

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

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

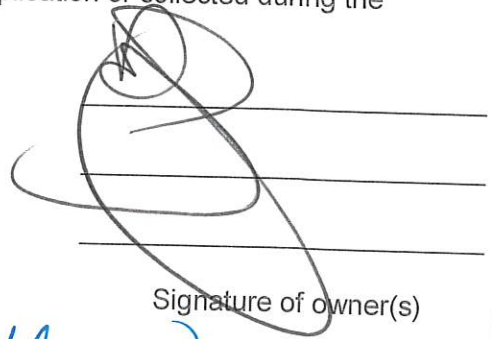
<sup>4</sup>Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography)

**29.0 – Authorization of Agent or Solicitor**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We KYLE ATTANASIO FOR THE CITY OF KENORA, am/are the owner(s) of the land that is subject of this application for a zoning by-law amendment and I/We hereby authorize KEVAN SUMNER to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application .

JANUARY 15th / 2021  
Date

  
Signature of owner(s)

(Illegible Signature)  
Name and Signature of Witness

**30.0 – Affidavit or Sworn Declaration**

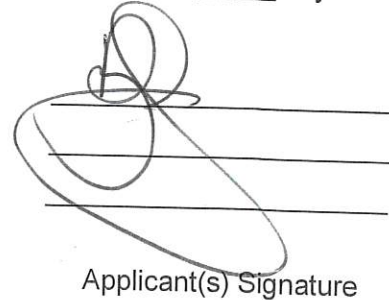
I, KYLE ATTANASIO of the CITY OF KENORA in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 545/06 (as amended), and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Kenora in the District of Kenora this 15 day of January in the year 2021.

(Illegible Signature)

Heather L. Pihulak, a Commissioner of Oaths  
District of Kenora, while CITY CLERK for the  
Corporation of the City of Kenora.

Commissioner of Oaths

  
Applicant(s) Signature



**31.0 – Privacy Consent/Freedom of Information Declaration**

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be made by City Staff and members of Council and/or the Planning Advisory Committee.

I/We, \_\_\_\_\_ being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Owner(s) Signature

Personal information contained on this form is collected pursuant to the *Municipal Act*, and will be used for the purpose of processing and approval of this application and associated applications. Questions about this collection should be directed to:

The Freedom of Information and Privacy Coordinator, City of Kenora,  
1 Main Street South, Kenora, ON P9N 3X7, (807) 467-2295.

# Planning Rationale

## Official Plan and Zoning By-law Amendments Central Park – 700 First Street South



City of Kenora

Development Services Division

### **Physical Description of Site**

The area of the proposed amendments, on the west half of the block containing Central Park, is remarkable for being one of the flattest spaces in the City's developed urban neighbourhoods. The elevation of this portion of the property is lower the eastern portion of the block and surrounding properties, but is not currently well-drained.

### **History of Site**

This property has seen a variety of recreational uses over the years since it was first set aside as a public park by the community of Rat Portage in the mid-1890s. No information is available as to use of the property prior to its establishment as Central Park.

### **Proposed Future Use of Site**

The proposed re-zoning of the property to "R3" Residential – Third Density Zone will allow for the greatest range of potential future residential uses. It is the intention of the City to solicit proposals from prospective purchasers of the property, with the intention of selecting a purchaser who will commit to the provision of housing to meet the urgent local need. The City will require that any proposals be compatible with the surrounding neighbourhood.

### **Site Suitability**

This location is well-suited to residential development. It is situated on a transit route and has convenient access to the various commercial and institutional services of the downtown area. The site is already serviced by municipal water, wastewater, and storm sewer infrastructure, and has frontage on developed streets, which will help keep development costs manageable.

The recreational amenities of Central Park will be preserved on the eastern half of the block. The Central Community Club and rink will remain in use.

### **Adjacent Properties**

The western half of Central Park is surrounded to the north, south, and west by properties that are designated as Established Area in the City's Official Plan. The Parkview Apartments, located northwest of the property across the Park Street & 7<sup>th</sup> Avenue South intersection, are designated as Harbourtown Centre.

The property is surrounded by residential development to the north, south, and west. Most of these residential properties are zoned "R2" Residential – Second Density Zone, and the Parkview Apartments are zoned "R3" Residential – Third Density Zone. There is also a single property zoned "LC" Local Commercial that appears to be in residential use, and two adjacent properties zoned "I" Institutional Zone: the Kenora Curling Club and the New Beginnings Church. The eastern portion of the central Park property will retain its current zoning as "OS" Open Space Zone.

It is felt that the proposed Official Plan and Zoning By-law amendments will be compatible with the surrounding neighbourhood.

## **Strategic Plan**

The City of Kenora Strategic Plan has set a clear direction regarding the intent of the City to support the development of a diverse range of housing types with an emphasis on affordable options for families, seniors, and individuals in need of transitional and emergency housing. The Development Services Division continues to work to identify opportunities to support this policy, through working with outside agencies and identifying opportunities to make better use of vacant or under-utilized municipal properties.

Development Services has identified that Central Park is not as well-utilized as other, newer recreational resources, and is less suitable to anticipated future needs. It has been determined that this property would better meet the needs of the community by being converted to residential use.

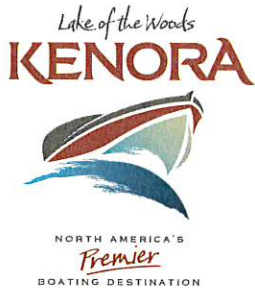
## **Official Plan**

The proposed Established Area designation is the same as that of neighbouring properties. The Established Area supports a range of uses including residential, commercial, industrial, and institutional uses. Section 4.1.2 of the Official Plan sets out policies to guide development in the Established Area, including that residential development shall be encouraged through plans of subdivision, condominium and consent as infilling or redevelopment of existing uses on full municipal services. Medium density residential use shall be supported provided that the development is in keeping with the character of the area (Policy 4.1.2(c)).

## **Provincial Policy Statement 2020**

Section 1.4.3 of the Provincial Policy Statement encourages planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. This is to be done, in part, by:

- 1.4.3 b) permitting and facilitating:
1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, and
  2. all types of residential intensification, including additional residential units and redevelopment...
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists...



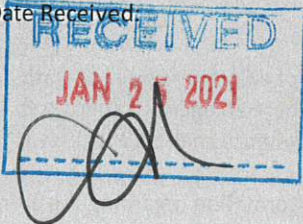
**City of Kenora**  
**Application for Official Plan Amendment**  
**Section 22 of the Planning Act & Ontario**  
**Regulation 543/06 (as amended)**

The Official Plan is a mandatory policy document which establishes the land use planning policy direction for growth and long term development in the City of Kenora. An Official Plan amendment, also referred to as an OPA, is required when it is necessary to amend the policies in the Official Plan to allow for new developments that are desirable for the City. The Official Plan is a broader policy document than the implementing zoning by-law, as it establishes the over-arching land use directives for the City.

There are instances where a change, or “amendment”, to the Official Plan may be required or appropriate. These amendments may be a result of changing conditions or objectives, or the desires of individual land owners. Applications to amend the Official Plan are generally submitted and processed concurrently with a zoning by-law amendment.

Applications, together with, at a minimum, the planning rationale (includes discussion of how the application considers the Provincial Policy Statement (2020), meets the intent of pertinent Official Plan policies and other municipal planning documents), are circulated to internal departments, in addition to the required agencies and provincial ministries, the Ministry of Municipal Affairs and Housing (MMAH) in particular. The application is reviewed by the Kenora Planning Advisory Committee (PAC) for a recommendation to Council. Kenora City Council makes the decision on whether or not to approve an application to amend the Official Plan. The appeal process includes notice requirements, per the Planning Act.

Please note that the City has developed a checklist to guide you through the approval/planning process. It is available on the City of Kenora Portal under the Planning and Development section.

OFFICE USE ONLY	
Date Stamp - Date Received: 	File Number: <u>009-21-01</u> Roll Number: <u>6016-030-004-0300-0000</u> Date Received: <u>JAN 25, 2021</u> Application Fee Paid: <input checked="" type="checkbox"/> Application Deemed Complete (Date): <u>JAN 26, 2021</u>

**1.0 - GENERAL OVERVIEW AND GUIDELINES**

**Pre-Consultation:** The City of Kenora Official Plan requires that applicant(s) attend a pre-consultation meeting with the Planning Department prior to formally submitting this application. Please ensure that you call ahead to arrange an appointment with Planning Staff at least one week prior to your preferred meeting date.

Please refer to the appropriate checklist for timelines.

Applicants are also encouraged to consult with neighbours about their application prior to submission.

For further information, or to make an appointment, please contact one of:

City Planner – Tel: (807) 467-2059

Melissa Shaw, Planning Analyst - Tel: (807) 467-2292 or mshaw@kenora.ca

**Proof of Ownership:** Proof of ownership (deed) or assessment roll number (tax bill) shall accompany each application.

**Fee:** The fee for an Official Plan Amendment is \$1500.00. Please make cheques payable to the Corporation of the City of Kenora. Payments may be made by cash or cheque only, or by debit/credit if paid at City Hall.

**Application:** The City of Kenora requires (2) original copies of the application, together with the application fee or receipt from payment in order for the application to be deemed complete and be processed. All required information must also be submitted electronically.

Applications can be picked up from the Planning Department located at the Operations Centre or downloaded [here](#) from the City of Kenora website under the Planning Section.

The Planning Act requires that the applicant shall provide all prescribed information contained within this application. Failure to provide this mandatory information shall render the application incomplete and unable to be processed. Please answer all questions in full detail.

Applications must be filled out in Blue or Black ink only. Applications completed in pencil or other colours of ink will not be accepted. If submitting photocopies of your application, the original copy must also be filed.

If the application is being submitted concurrently with another application (i.e. for consent) each application must be complete.

Some applications will require clearance letters from the Northwestern Health Unit. Please contact the NWHU at 807-468-3147 for information with respect to private sewage systems.

If access to the subject property is via a Provincial Highway, the Ministry of Transportation (MTO) must be consulted. Please call or visit the local office of the MTO for further information.

Some developments will be subject to site plan control. Please refer to the City of Kenora Portal for further information about site plan control.

Applications shall be signed by the owners(s) or agent in the presence of a Commissioner of Oaths. The City Clerk, Secretary Treasurer and City Planner are Commissioners. Where an agent or solicitor is authorized to make the application on behalf of the owners(s), their signature shall be witnessed.

Required information, which must accompany your application, and information regarding the current Official Plan and Zoning Designations of your property may be obtained from the Planning Department online at <http://kenora.ca>. The Provincial Policy Statement (2020) is available online as well.

The Planning Act, R.S.O. 1990 (as amended) and Ontario Regulation 543/06 (as amended), of the Planning Act are available online at: <https://www.ontario.ca/laws>

All applications will be circulated for review and comment to a number of City Departments (such as Planning, Engineering, Building, Parks, Roads, Fire and Emergency Services, Hydro etc., and legislated outside agencies). All applications will also be circulated to all property owners within a 120 metre radius of the subject property. Notices of the application must be given at least 20 days prior to the public meeting and therefore applications must be received and deemed complete at least 30 days prior.

**Authorization:** Should an agent or solicitor represent the applicant(s), written authorization from the applicant(s) must accompany the application.

<b>Posting of Signs:</b>	The Planning Act requires that a “notice of hearing” sign be posted on the subject property at least 20 days prior to the public hearing. Failure to comply with this may result in your application being removed from its scheduled Planning Advisory Committee Agenda. The Planning Department will provide the sign for the applicant.
<b>LPAT Cost Recovery:</b>	The applicant acknowledges that if a Local Appeal Planning Tribunal hearing is required, that they will be subject to the City of Kenora LPAT cost recovery policy for LPAT appeals. An undertaking is provided as part of this application and forms part of a complete application.
<b>Special Studies:</b>	Applicants are advised that special studies may be required as part of the application depending on the nature of the proposal. Such studies may include: Environmental Impact Statement (EIS), Heritage Impact Assessment, Lake Capacity Study, Fishery Assessment, Transportation/Traffic Impact Study, Stormwater management study etc. A full list of potential required studies may be found in section 8.10 of the Official Plan.  Applicants may also need to contact the Department of Fisheries and Oceans (DFO), Ministry of Environment (MOE) or Natural Resource (MNR), depending on the nature of the application. It is the responsibility of the applicant and/or agent to contact these organizations.

**FREQUENTLY ASKED QUESTIONS (FAQ)**

**If someone from the public objects to my application at the meeting is my application automatically refused?**  
 NO. The Council must weigh all evidence presented at the public meeting and make a determination on that basis. Council will use input from the public, section 22 of the Planning Act, the Provincial Policy Statement (2020), the City of Kenora Official Plan (2015) and the Planning Advisory Committee's recommendation, when considering their decision.

**Do I get my application fee refunded if my application is refused?**  
 NO. City staff time and costs are incurred regardless of the outcome of the application.

**What can I do if my application is refused by the PAC?**  
 You may file an appeal to the Local Appeal Planning Tribunal (LPAT), in accordance with their requirements.

**What if my application is approved but a neighbour or other third party is unhappy with the approval?**  
 They have the same appeal rights that you do. Although only residents within a 120m radius of the subject property are circulated notices regarding the application, any member of the public can speak at the meeting or submit written comments to the Council. Any member of the public can file an appeal to the LPAT. Only individuals and/or agencies that make written or oral submissions at or prior to the scheduled public meeting may file an appeal to the Local Appeal Planning Tribunal.

**How long does the application process take? (refer to checklist)**  
 The Planning Act requires that a decision must be rendered by Council within 180 days of the application being deemed complete. The length of time is due to the consultation with various departments and agencies that is required. Your approval is not in effect until the 20 day appeal period following the decision has ended. In cases where an appeal is lodged, the decision is not final until it has been dealt with by the Local Appeal Planning Tribunal. Only individuals and/or agencies that make written or oral submissions at or prior to the scheduled public meeting may file an appeal to the Local Appeal Planning Tribunal.

**When might an Official Plan Amendment be required?**  
 An amendment to the Official Plan may be required when an individual feels that the nature of the Plan's policies do not recognize the potential of a particular property or impose undesirable limitations.

**How is my application evaluated?**  
 Official Plan amendment applications are evaluated by City Council based on Provincial, City and site-specific circumstances. The Kenora Planning Advisory Committee/Committee of Adjustment (PAC) will also make a recommendation on all applications for Official Plan amendments. City Council will use the following planning legislation to base their decision:

### **Planning Act**

The Planning Act is a piece of provincial legislation which allows for municipalities to plan. In general terms, municipalities cannot undertake planning processes that are not explicitly enabled through the Planning Act. The Act sets out the parameters for establishing an Official Plan, Zoning By-law, and other municipal planning documents. The Planning Act spells out required planning processes and associated regulations that are companion to the Act provide greater detail. The Act also elicits that all municipal planning must be undertaken such that it is consistent with provincial interest. Furthermore, the Act specifies that all municipal planning actions must be consistent with the municipality's Official Plan.

### **Provincial Policy Statement**

The 2020 Provincial Policy Statement (PPS) provides a more complete description of provincial interests. As all planning decisions, including those relating to Official Plan amendments, are to be consistent with the Provincial Policy Statement, the document is considered in its entirety when evaluating all Official Plan amendments. Interests such as building strong communities, managing resources and protecting public health and safety are included in the PPS.

### **Official Plan Policy**

The City of Kenora Official Plan includes a broad range of policies that are intended to give direction for the evaluation of applications to change the Official Plan. There are City-wide, area-specific, and land-use-specific policies included for this purpose. These policies serve as a primary resource for evaluating Official Plan amendment applications.

### **Municipal Guidelines**

Many guideline documents have been prepared and adopted by City Council. These documents provide greater detail to articulate and guide the implementation of Official Plan policies. A full list of the guideline documents is available on the City of Kenora's web site.

### **How can I get involved if I receive notice?**

If you have received notice, or have additional questions, about an Official Plan application that may affect you, you should:

- Contact the City of Kenora Planning Department
- Discuss your concerns with Council, when attending the statutory public meeting
- Write to City Council, by the date specified on the notice you received or indicated on the sign located on the subject property

### **What could affect the outcome of my application?**

- Valid objections from neighbours or a third party ("Do not like it because do not like it" is not valid).
- Comments from one or more departments or external agencies:
- What departments and agencies are circulated?
- Northwestern Health Unit (NWHU)
- Roads Department
- Operations
- Planning Department
- Engineering
- Building Department
- Parks and Recreation
- Ministry of Transportation, Environment, Natural Resources
- Department of Fisheries and Oceans
- Kenora Hydro (if applicable)
- Propane operators (if applicable)
- Others as determined by the City of Kenora
- Other agencies as stipulated by the Planning Act

### **PLANNING RATIONALE**

A Planning Rationale is a document that will provide an overall description, justification and rationale for understanding the



proposed development application, and intended to help the applicant organize and provide written support for the application. The document will assist staff and the approval authority, in the assessment and recommendation for the application. A planning rationale must accompany each application.

**What is the purpose of a planning rationale?**

A planning rationale is required as part of an application in order to:

- A) Provide a clear description and understanding of the proposal
- B) Provide an opportunity, at the outset, to establish why the proposal should be considered
- C) To highlight important information specific or particular to the application (ie. special history, different circumstances, unique site conditions, etc.)
- D) To enable staff to analyze and prepare recommendations on the application

It is not intended to be a personal analysis or business case for a proposed development, rather it should examine the impact of the proposal on the surrounding area, and vice versa.

**Who can prepare a planning rationale?**

Depending on the complexity of the application, the information requirements can be addressed in a letter, or a longer report. The material can be prepared by the owner, an agent, the applicant or by a member of a consulting team, depending on the nature of the application.

For a complex application it is recommended that a planning professional be retained to prepare the planning rationale. The benefits to the applicant, of hiring a planning professional, can be significant in presenting the proposal in its best form, which may result in cost and time savings, as well as making the approval process as efficient as possible.

**Under what authority can a planning rationale be requested?**

The Planning Act, R.S.O. (1990 as revised) gives a Municipality the authority to require that a planning rationale be prepared as part of any development application. The City of Kenora's Official Plan also provides this authority.

**What, specifically does a planning rationale contain?**

A Planning Rationale shall contain and/or address, at a minimum, the points listed below. The failure to address the following points may result in the application being considered incomplete.

- A) Provide a physical description of the site, including descriptions of current land use(s) and surrounding land uses, context and/or built form
- B) Include a description of the site's planning history, including previous planning approvals and/or agreements (ie. site plan agreement, site-specific zoning by-laws etc.) and provide copies of the pertinent documents
- C) Include a description and overview of the proposal, including any major features or attributes (such as use, height, density, parking, architectural design, natural heritage features, etc.)
- D) Describe the suitability of the site, and indicate reasons why the development is appropriate for the site and will function well to meet the needs of the intended future users
- E) Provide a detailed analysis of the compatibility of the proposed development or land use designation with the existing adjacent developments and land use designations
- F) Provide justification that the proposal is appropriate land use planning, including any details of measures that are to be used to mitigate negative impacts (such as site plan control)
- G) Describe the impact of the proposed development on the natural environment
- H) Indicate the availability of other property already designated for the proposed use, if any
- I) Describe the impact of the proposed development on municipal services (ie. sewage collection and treatment systems, water distribution and treatment systems, utilities, roads, hydro services, parking, community facilities, parks and open spaces etc.)
- J) Indicate whether there are other planning approvals require, and if those necessary applications have been filed (ie. Official Plan or Zoning By-law amendment, Site plan Control agreement, site plan approval, minor variance, draft plan of subdivision or condominium etc.)
- K) Provide a draft of the proposed text and mapping (Official Plan/Zoning By-law amendment only), if applicable
- L) Indicate how the proposed development is consistent with the Provincial Policy Statement (PPS) - (2020) and provide any other Planning Act considerations that are relevant. If you are not familiar with these documents, please contact the City of Kenora Planning Department or access the City's portal, [www.kenora.ca](http://www.kenora.ca) or the Ministry of Municipal Affairs and

Housing website at [www.mah.gov.on.ca](http://www.mah.gov.on.ca)

- M) Describe how the proposal conforms to the general purpose and intent and goals of the City of Kenora's Official Plan and complies with the City's Zoning By-law
- N) Describe the way in which relevant Official Plan policies will be addressed, including both general policies and site-specific land use designations and policies
- O) Indicate whether the proposal complies with any other relevant City documents and Planning Policies/Secondary Plans etc. (Black Sturgeon Lake Capacity and Management Report, Waterfront Development Guidelines, etc.)

**CONCURRENT APPLICATIONS FILED**

Please check if you have any concurrent applications filed:

- Zoning By-law Amendment
- Site Plan Application
- Consent
- Plan of Subdivision or Condominium
- Other (Please Specify): \_\_\_\_\_
- Minor Variance

**REQUIREMENTS/CHECKLIST FOR A COMPLETE APPLICATION:**

Pre-consultation meeting
2 copies of the completed application form (keep a copy for your own records)
2 copies of any reports/letters of support etc.
2 copies of information/reports as indicated on application form
The required fee of \$1500.00 as per the schedule of fees By-law
Planning Rationale
Required studies identified at pre-consultation (See section 8.10 of the Official Plan for list of studies)
Authorization of Owner(s) or completion of the Owner's Authorization, if the Owner is not filing the application.
Electronic version of all required information
Local Appeal Planning Tribunal (LPAT) cost recovery undertaking
Entrance Permit or MTO clearance if fronting a Provincial Highway

**PLEASE LIST THE REPORTS AND/OR STUDIES THAT WILL ACCOMPANY THIS APPLICATION.**

[Empty box for listing reports and/or studies]

**THIS APPLICATION MUST BE SUBMITTED TO:**

City of Kenora Planning Department

City Planner - Tel: (807) 467-2059  
Planning Analyst – Melissa Shaw Tel: (807) 467-2059 or [mshaw@kenora.ca](mailto:mshaw@kenora.ca)  
60 Fourteenth Street North, 2nd Floor  
Kenora, ON P9N 4M9  
  
Fax: 807-467-2246

#### **PRESCRIBED INFORMATION**

Personal Information collected in response to this planning notice will be used to assist City staff to process this application and will be made public. The information prescribed in this application is contained in Ontario Regulation 543/06 (as amended), of the Planning Act, R.S.O. 1990 (as amended).

The undersigned hereby applies to the Council of the City of Kenora under Section 22 of the Planning Act, R.S.O. 1990 (as revised), for an amendment to the Official Plan, as described in this application.

This application also sets out other information that will assist City Council in their evaluation of the application and Staff review. In the absence of this information, it may not be possible to do a complete review within the legislated timeframe for making a decision. As a result, the application may be refused.

It is the sole responsibility of the authorized agent and/or owner to ensure that this application form is complete and that the information provided is accurate and correct. This application form will not be accepted until all required questions have been answered and all other requirements have been satisfied.

**1.0 - APPLICANT INFORMATION**

Date Application Submitted to the City of Kenora:

Name of municipality and official plan to be amended: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

Civic Address	Street No.: 700	Street Name: First Street South	Postal Code: P9N 1E1	Unit Num.:
Registered Plan Number	M-			
Legal Description	Plan 3 Blk 4 Lots 31 to 50			
Reference Plan Number	23R-			
Lot No.(s)/Block No.(s)				
Concession Number(s)/PT LOT				
Part Numbers(s)				
Tax Roll Number	6016 030 004 03000			
Lot Frontage (Metres)	150m			
Depth (Metres)	97m			
Area (Ha.)	1.45 ha			

**OWNER/APPLICANT INFORMATION**

Check Appropriate Box:	<input type="checkbox"/> Person(s)		<input checked="" type="checkbox"/> Company	
Registered Land Owner	Surname: City of Kenora		First Name:	
Mailing Address	Street No.: 1	Street Name: Main Street South	Postal Code: P9N 2X2	Unit Num.:
City	Kenora		Province ON	
Contact Information	Phone: 807 467 2000		Fax: 807 467 2246	
Email				
Acquisition Date of Subject Land				

**PLANNING AGENT/SOLICITOR INFORMATION**

Company or Firm Name				
Name	Surname:		First Name:	
Mailing Address	Street No.:	Street Name:	Postal Code:	Unit Num.:
City			Province:	
Contact Information	Phone:		Fax:	
Email				

**MORTGAGES, ENCUMBRANCES, HOLDERS OF CHARGES ETC. OF SUBJECT LAND**

Company				
Contact Person	Surname:		First Name:	
Mailing Address	Street No.:	Street Name:	Postal Code:	Unit Num.:
Contact Information	Phone:		Fax:	
Email				

**2.0 - POLICY**

Does the requested amendment add, change, replace or delete a policy in the Official Plan?      YES       NO

If yes, what is the purpose of the requested amendment, and what Section(s) of the Official Plan are being altered?  
Map amendment to re-designate the western portion of what is now Central Park, from Open Space to Established Area.

**3.0 - DESIGNATION (Please see [www.kenora.ca/planning](http://www.kenora.ca/planning) for schedules/maps)**

What is the current designation of the subject land in the Official Plan and the uses that the designation authorizes?  
Open Space - Uses in the Open Space land use designation include parks, public and private non-commercial recreational uses, and private and municipally-owned and operated recreation facilities.

**4.0 - PROPOSED DESIGNATION**

If the requested amendment changes or replaces a designation in the Official Plan, what is the designation that is being proposed and the new land uses that change would authorize?

Established Area - Residential, commercial, industrial, and institutional uses such as schools, places of worship, cemeteries, long-term care hoems, hospitals and health care centres.

**5.0 - TEXT AND SCHEDULE**

If a Policy, Designation or Schedule in the Official Plan is being added, changed, replaced or deleted, provide the text and the schedule that accompanies it. Attach a separate sheet if needed.

N/A

Type text here

**6.0 - SUBJECT PROPERTY WATER SUPPLY**

- Municipal Water       Private Well       Communal Well  
 Lake       Other: \_\_\_\_\_

**7.0 - SEWAGE DISPOSAL**

- Municipal Sewer       Private Septic System/Field       Communal Septic System/Field  
 Privy       Other: \_\_\_\_\_

If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following studies are required:

- A servicing options report; and
- A hydrogeological report

**8.0 - SUBJECT PROPERTY DRAINAGE**

**Subject Property Site Drainage is provided by:**

- Storm Sewers       Swales       Ditches       Other (Please explain)

\*A preliminary stormwater management report is recommended, and should be prepared concurrent with any Hydrogeological reports for submission with the application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.

**9.0 - AREA OF SETTLEMENT**

Do either of the requested amendments require alteration to the boundaries of an existing area of settlement or require a new area of settlement implemented?      YES       NO

If yes please provide the current Official Plan policies, if any dealing with the alteration or establishment of an area of settlement:

**10.0 - EMPLOYMENT LANDS**

Does the Requested amendment remove land from an area of employment? YES  NO

If yes, please provide the current Official Plan policies, if any, dealing with the removal of employment lands:

**11.0 - OTHER APPLICATIONS UNDER THE PLANNING ACT**

Is the subject land, or land within 120 metres of the subject lands, the focus of any other applications under the planning act or has the subject property been subject to an application in the past?

YES  NO

If yes, please indicate which applications are being undertaken.

	Draft Plan of Subdivision	File No.:	Status:
	Condominium Description	File No.:	Status:
	Official Plan Amendment	File No.:	Status:
✓	Zoning By-law Amendment	File No.:	Status: Active (concurrent)
	Minister's Zoning Amendment	File No.:	Status:
	Site Plan Application	File No.:	Status:
	Consent	File No.:	Status:
	Minor Variance	File No.:	Status:
	Part Lot Control	File No.:	Status:
	Other (Please Specify)	File No.:	Status:

If you answered yes to any of the above, please describe the land the "other" application affects, the purpose of that application, and the effect that application will have on the amendment requested through this application:

The concurrent Zoning By-law amendment is required to establish the residential zoning of the property, to allow for future development of affordable housing.

**12.0 - IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?**

Please state how this application is consistent with the 2020 Provincial Policy Statement (PPS).  
The proposed zoning amendment will help Kenora in achieving efficient and resilient development by promoting efficient development that makes use of existing infrastructure to provide a site for development of affordable residential development in proximity to commercial and social services in the city centre (Policy 1.1). The PPS encourages redevelopment of existing settlement areas (Policy 1.1.3).

**13.0 - ADDITIONAL INFORMATION**

Please provide any additional information that you feel would be beneficial to Staff, outside agencies or council in evaluating the application:  
The proposed future residential development of the property will result in removal of the ball diamond that is currently located on the west side of the park. The ball diamond is currently under-utilized, and is becoming unnecessary due to extended hours of operation for lighted ball diamonds at the Rec Centre.

**14.0 - DIRECTIONS**

Please provide directions to the subject property:  
The property is centrally located in the City, between Park Street and First Street S, and between Park Street and First Street South.



**15.0 - SITE HISTORY**

What is the current use(s) of the subject land

A baseball diamond is currently located on the subject land.  
Please state all previous known uses of the subject land

Has there been an industrial or commercial use on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

YES  NO

If yes please be specific:

What information did you use to determine the answers to the above questions?

City of Kenora property files.

If yes to the above, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant.

CONTAMINATION	YES	NO	UNKNOWN
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has a gas station ever been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (brownfields, industrial waste etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
What information did you use to determine the answers to the above questions? If an environmental assessment has been performed please submit it with the application. City of Kenora property files.			
*If the answer to any of the above questions from regarding contamination were checked yes or if there was an industrial or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.			

**16.0 - SUBSURFACE RIGHTS**

Are the subsurface rights and the surface rights to the property held by the same owner? YES NO

If no, who owns the subsurface rights? \_\_\_\_\_

If no, please have the owner complete the following declaration:

**AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS  
(If subsurface rights are different from the Owner of the lands)**

I, \_\_\_\_\_, the Owner of the subsurface rights for the subject property, am aware of this application and consent to it. (please print)

\_\_\_\_\_ (signature) \_\_\_\_\_ (date)

\_\_\_\_\_ (address)

\_\_\_\_\_ Telephone Number \_\_\_\_\_ Facsimile Number

**17.0 - SIGNIFICANT FEATURES CHECKLIST**

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements.

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	UNKNOWN	IF YES, PLEASE SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas		✓			Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry <sup>1</sup>		✓			Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry <sup>2</sup>		✓			Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry <sup>3</sup>		✓			Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		✓			Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		✓			Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	✓			100m Type text here	Evaluate impacts within 300 metres.

Operating mine site		✓			Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land		✓			Have potential impacts been addressed? has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater		✓			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric Transformer Facility		✓			Determine possible impacts within 200 metres.
High Voltage Transmission Lines		✓			Consult the appropriate electric power service.
Transportation and Infrastructure corridors	✓			115m (Hwy 17)	Will corridor be protected? Noise Study Prepared?
Agricultural Operations		✓			Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area		✓			Will development hinder access to the resource or the establishment of new resource operations?
Mineral Aggregate Operations		✓			Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries		✓			Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources		✓			Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands	✓			200m Laurenson Ck	Provide Environmental Impact Study(EIS). Must demonstrate that no negative impacts will occur.
Significant portions of habitat of Endangered or Threatened Species		✓			Provide Environmental Impact Study(EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and areas of Natural and Scientific Interest	✓			200m Laurenson Ck	Provide Environmental Impact Study(EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers		✓			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes		✓			Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources		✓			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Lake of the Woods: Within defined Portions of Dynamic	✓			200m Via Laurenson Ck	Development not permitted

Beach and 1:100 year flood level along connecting channels		✓			
Lands Subject to Flooding and/or Erosions		✓			Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards		✓			Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		✓			Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites <sup>4</sup>		✓			Slope Study, Flood line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites		✓			Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites		✓			Assess and inventory of previous uses in areas of possible contamination.

<sup>1</sup>Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.  
<sup>2</sup>Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.  
<sup>3</sup>Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.  
<sup>4</sup>Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography).

**18.0 - AFFIDAVIT OR SWORN DECLARATION**

I, KYLE ATTANASIO of the CITY OF KENORA in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 543/06 (as amended), and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Kenora in the District of Kenora this 15 day of January in the year 2021

Heather L. Pihulak  
 Commissioner of Oaths

**Heather L. Pihulak, a Commissioner of Oaths  
 District of Kenora, while CITY CLERK for the  
 Corporation of the City of Kenora.**

[Signature]  
 Applicants(s)

**19.0 - AUTHORIZATION OF AGENT OR SOLICITOR**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We KYLE ATTANASIO FOR THE CITY OF KENORA, am/are the owner(s) of the land that is subject of this application for an Official Plan Amendment and I/We hereby authorize KEVAN SUMNER to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application .

JANUARY 15th / 2021  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Owner(s)

**20.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION**

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by City Staff and members of Council and/or the Planning Advisory Committee.

I/We, \_\_\_\_\_ being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Owner(s) Signature

**PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2295.**

# Planning Rationale

## Official Plan and Zoning By-law Amendments Central Park – 700 First Street South



City of Kenora

Development Services Division

### **Physical Description of Site**

The area of the proposed amendments, on the west half of the block containing Central Park, is remarkable for being one of the flattest spaces in the City's developed urban neighbourhoods. The elevation of this portion of the property is lower than the eastern portion of the block and surrounding properties, but is not currently well-drained.

### **History of Site**

This property has seen a variety of recreational uses over the years since it was first set aside as a public park by the community of Rat Portage in the mid-1890s. No information is available as to use of the property prior to its establishment as Central Park.

### **Proposed Future Use of Site**

The proposed re-zoning of the property to "R3" Residential – Third Density Zone will allow for the greatest range of potential future residential uses. It is the intention of the City to solicit proposals from prospective purchasers of the property, with the intention of selecting a purchaser who will commit to the provision of housing to meet the urgent local need. The City will require that any proposals be compatible with the surrounding neighbourhood.

### **Site Suitability**

This location is well-suited to residential development. It is situated on a transit route and has convenient access to the various commercial and institutional services of the downtown area. The site is already serviced by municipal water, wastewater, and storm sewer infrastructure, and has frontage on developed streets, which will help keep development costs manageable.

The recreational amenities of Central Park will be preserved on the eastern half of the block. The Central Community Club and rink will remain in use.

### **Adjacent Properties**

The western half of Central Park is surrounded to the north, south, and west by properties that are designated as Established Area in the City's Official Plan. The Parkview Apartments, located northwest of the property across the Park Street & 7<sup>th</sup> Avenue South intersection, are designated as Harbourtown Centre.

The property is surrounded by residential development to the north, south, and west. Most of these residential properties are zoned "R2" Residential – Second Density Zone, and the Parkview Apartments are zoned "R3" Residential – Third Density Zone. There is also a single property zoned "LC" Local Commercial that appears to be in residential use, and two adjacent properties zoned "I" Institutional Zone: the Kenora Curling Club and the New Beginnings Church. The eastern portion of the central Park property will retain its current zoning as "OS" Open Space Zone.

It is felt that the proposed Official Plan and Zoning By-law amendments will be compatible with the surrounding neighbourhood.

## **Strategic Plan**

The City of Kenora Strategic Plan has set a clear direction regarding the intent of the City to support the development of a diverse range of housing types with an emphasis on affordable options for families, seniors, and individuals in need of transitional and emergency housing. The Development Services Division continues to work to identify opportunities to support this policy, through working with outside agencies and identifying opportunities to make better use of vacant or under-utilized municipal properties.

Development Services has identified that Central Park is not as well-utilized as other, newer recreational resources, and is less suitable to anticipated future needs. It has been determined that this property would better meet the needs of the community by being converted to residential use.

## **Official Plan**

The proposed Established Area designation is the same as that of neighbouring properties. The Established Area supports a range of uses including residential, commercial, industrial, and institutional uses. Section 4.1.2 of the Official Plan sets out policies to guide development in the Established Area, including that residential development shall be encouraged through plans of subdivision, condominium and consent as infilling or redevelopment of existing uses on full municipal services. Medium density residential use shall be supported provided that the development is in keeping with the character of the area (Policy 4.1.2(c)).

## **Provincial Policy Statement 2020**

Section 1.4.3 of the Provincial Policy Statement encourages planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. This is to be done, in part, by:

- 1.4.3 b) permitting and facilitating:
1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, and
  2. all types of residential intensification, including additional residential units and redevelopment...
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists...





City of Kenora  
Planning Advisory Committee  
60 Fourteenth Street N., 2<sup>nd</sup> Floor  
Kenora, Ontario P9N 4M9  
807-467-2292

**Minutes  
City of Kenora Virtual Planning Advisory Committee  
Regular meeting held by way of Zoom Meeting  
February 16, 2021  
6:00 p.m. (CST)**

<https://www.youtube.com/watch?v=dcrMSpTzc8E&feature=youtu.be>

**Present:**

**Wayne Gauld  
Bev Richards  
John Barr  
John McDougall  
Robert Kitowski  
Ray Pearson  
Tanis McIntosh  
Melissa Shaw  
Kevan Sumner  
Adam Smith**

**Chair  
Member  
Member  
Member  
Member  
Member  
Secretary-Treasurer  
City Planner  
Manager Development Services**

**DELEGATION:**

- i. The Chair, Wayne Gauld called the meeting to 6:00 p.m. and reviewed the meeting protocol and called the meeting to order.
- ii. Additions to the Agenda- none.
- iii. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present, there were none.
- iv. Adoption of Minutes of previous meeting being that of December 15, 2020 were approved as circulated.
- v. The Secretary- Treasurer detailed two public comments that were received as additional correspondence relating to applications before the Committee. Committee Members were circulated the comments in advance of the meeting.
- vi. Consideration of an Application for Minor Variance

- D13-21-01 (concurrent with D10-21-02)

The Chair asked the City Planner Kevan Sumner to address the concurrent applications for lot creation, D10-21-02 and application for minor variance D13-21-01.

The planner introduced application for consent D10-21-02 as a proposal for the creation of one new lot. The effect of approval would be to divide the existing 3.16 ha property into two separate lots (northern lot 1.70 ha & southern lot 1.46 ha). The new lot and residual property will have less frontage and lot area than what is permitted under the "RU" Rural Zone, and therefore a minor variance file number D13-21-01 is required. The planner provided a description of the property, and reviewed consistency with the Provincial Policy Statement, the Official Plan and the Zoning By-law.

There were no concerns received as a result of interdepartmental circulation nor were public comments submitted. The Northwestern Health Unit was unable to make comment as a result of ground overage during the winter month. Approval from NWHU shall be a condition of approval.

In evaluation of application for minor variance D13-21-01, the proposed variance for reduced lot area and reduced frontage was deemed compatible to the pattern of surrounding community and would not cause adverse impact on neighboring properties.

In an evaluation of application for consent D10-21-02, the applications are supported by the policies of both the Provincial Policy Statement 2020 and the Official Plan, and with the concurrent application for minor variance, the proposed lots are compatible to the regulations of the RU Rural zone of the Kenora Zoning By-law.

The City Planner recommended approval.

The Chair asked the applicant to provide additional information or comment on the application.

Diane Morley, Owner  
[dianemorley61@gmail.com](mailto:dianemorley61@gmail.com)

Diane thanked the committee and provided a brief description of the application, seeking approval to create additional lot. Ms. Morley acknowledged that she purchased the lot in 2011. Ms. Morley identified the lot will be sold to and developed with a home by a friend who has secured employment in the medical field here in Kenora.

The Chair asked if there was anyone who wished to speak in favor of or against the application, there were none.

The Chair asked PAC members for questions, there were none.

The chair asked for discussion. Mr. John Barr clarified with Ms. Morley that NWHU will assess the suitability of the lots for septic field in the spring and notified Ms. Morley that the application for consent would be valid for only one year from the date of approval. Ms. Morley understood and confirmed that she had already been in contact with NWHU.

*File: D13-21-01*

Motion: Robert Kitowski

Seconded: Ray Pearson

That the application, D13-21-01 to seek relief from the City of Kenora Zoning By-law 101-2015, Section 4.12.3(a) which requires a minimum lot frontage of 90m for properties zoned "RU" Rural Zone, to allow for the creation of two lots with a lot frontage of 69.4m, and from Section 4.12.3(b) which requires a minimum lot area of 2.0 ha for properties zone "RU" Rural Zone, to allow for the creation of two lots sized 1.70 and 1.46 ha; meets the Four (4) Tests and should be approved.

**Carried.**

*File D10-21-02*

Motion: Robert Kitowski

Second: John McDougall

That application D10-21-02 for consent for lot severance on property located on Anderson Road and legally described as PIN 42174-0052; City of Kenora, be approved and provisional Consent be granted, subject to the conditions as outlined within the Planning Report.

**Carried.**

vii. Consideration of an Application for Consent

- D10-21-01

Tara Rickaby, Agent  
TMER Consulting

[TMERConsultingKenora@outlook.com](mailto:TMERConsultingKenora@outlook.com)

Mrs. Rickaby addressed the Committee and introduced the application for lot addition, being made as a result of an encroachment that was identified by the surveyor who was conducting field work for application D10-19-15 which was made by the Christensen's in 2019. The surveyor indicated major encroachment, the neighbouring property is a family member and together with the surveyor the parties agreed on a lot line that is satisfactory to everyone.

The City Planner presented the Planning Report, being an application for consent is proposed for a lot realignment by severing a 0.027 hectare portion of the property at 1509 Ontario Street and consolidating the new parcel with the current property at 812 Fourth Street. No new lots will be created. When the survey work was performed for the lot realignment in application D10-19-15, it was discovered that the residence and accessory structure belonging to the owner of the southern lot were encroaching on the northern lot. The proposed lot realignment will result in

both structures being located entirely on the southern lot. Both lots will continue to be used for residential use following the realignment.

The planner provided a description of the property, and reviewed consistency with the Provincial Policy Statement, the Official Plan and the Zoning By-law. There were no comments received as a result of internal circulation or from public circulation.

In an evaluation, the realigned lot line will remedy the existing encroachment by a dwelling and accessory structure, potentially preventing legal complications for current and future owners of the property. The application is supported by the policies of the Provincial Policy Statement and the Official Plan, and is compliant with the regulations of the R1 zone within the Kenora Zoning By-law.

The Planner made recommendation for approval.

The Chair asked is anyone was present to speak in favour or against, there were none.

The Chair asked the Committee for questions.

Ray Pearson and John Barr questioned how the property owner come up with the irregular lot line. The Agent informed the Committee that the lot line actually follows the toe of the slope and it seemed to make the most sense. The configuration was the surveyor's suggestion.

The chair asked for discussion, there was none.

Motion: Robert Kitowski

Seconded: Tanis McIntosh

That application D10-21-01 for consent, lot addition on property located at 1509 Ontario Street and 812 Fourth Street, and legally described as 42155-00096, and 421155-0097; CITY OF KENORA, be approved and provisional Consent be Granted and subject to the conditions as outlined within the Planning Report.

**Carried.**

- D10-21-03

Brian Heath, Owner

[logcabin@kmts.ca](mailto:logcabin@kmts.ca)

Mr. Heath thanked the Committee and reviewed the application for consent which was originally heard in 2019 as file number D10-19-10, however the application lapsed as a result of the survey not being completed in time. Application D10-21-03 is a resubmission of the original application. The survey is now completed.

The Planner reviewed the staff report and introduced application D10-21-03 as an application for consent to create one (1) new lot. The effect of approval would be to sever an existing 7.64 ha lot to create two lots sized 2.99ha and 4.65 ha. Both proposed lots will have frontage on Coker Road. The intended use of both lots is for residential development. An easement is being proposed so that both properties can share the same driveway.

The planner provided a description of the property, and reviewed consistency with the Provincial Policy Statement, the Official Plan and the Zoning By-law. There were no new or additional comments received as a result of internal circulation or from public circulation. Comments were received from Northwestern Health Unit and the Ministry of Natural Resources in 2019 as a result of circulation, those comments were read as part of the planning report and shall form condition of approval.

In evaluation, the proposed new lot will allow for separate ownership of the two parcels. The application is supported by the policies of both the Provincial Policy Statement 2020 and the Official Plan, and is compatible to the regulations of the RU – Rural Zone of the Kenora Zoning By-law. A number of conditions that would normally be required of a new consent application have already been met by the applicant in attempting to fulfill the conditions of the previous consent approval.

The City Planner recommended approval.

There was no one in the audience wishing to speak in favour of or against the application. The chair asked the committee for questions. There were none. The chair asked the committee for discussion, there was none.

Motion: Robert Kitowski

Second: John Barr

That application D10-21-03 for consent for lot severance on property located at 1540 Coker Road and legally described as PIN 42134-0516; CITY OF KENORA, be approved and provisional Consent be granted, subject to the conditions outlined within the planning report.

**Carried.**

- viii. Consideration of Recommendation to Council, Application for an Amendment to the Zoning By-law 101-2015, Application for an Amendment to the Official Plan
- D14-21-01
  - D09-21-01

The Manager of Development Services Adam Smith thanked that the participants for reviewing this City-initiated Official Plan Amendment and Zoning By-law Amendment that would change both the designation and zoning on a segment of Central Park to enable high-density residential development.

Mr. Smith addressed the City struggles with a housing crisis that affects all demographics and income groups, but also being faced with the stark reality that is development in Kenora. Kenora does not have an extensive amount of suitable land to support large-scale housing development, and it is why the City must seek solutions such as the proposal put forward for Central Park.

Based upon the public comments received, Mr. Smith addressed the three common themes of concern related to the development potential of the land, impact on user groups and reduction of green space.

Mr. Smith acknowledged that the availability of municipal services in conjunction with the location of Central Park s makes the property ideal for housing. Review of the title indicates there are no covenants on the property preventing residential development. In terms of impact on user groups, Mr. Smith clarified that those whom have used the Central ball fields in the past will be accommodated at other City locations.

Mr. Smith concluded his presentation with information about the future process of disposition of the land which would be through an Expressions of Interest process that emphasizes compatibility with the retained portion of the park.

The Chair thanked Mr. Smith and asked the City Planner to proceed with his presentation.

The City Planner, Kevan Sumner reviewed the staff report, as a City initiated applications D14-21-01 and D09-21-01 seek amend the Official Plan and Zoning By-law for the western portion of Central Park, to enable the future removal of the underutilized ball diamond on the western portion of the Central Park property and the future sale of the property for residential development. The exact nature of the future residential development will be determined through the disposition process.

The purpose and effect of the proposed Official Plan amendment is to:

- Redesignate the subject lands from Open Space Area to Established Area;
- To enable residential development to occur on a portion of the subject lands.

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

- Rezone the subject lands from "OS" Open Space to "R3" Residential – Third Density;
- To enable residential development to occur on a portion of the subject lands.

The Planner described the existing site conditions, ball field currently occupy the western portion of Central park and are not as well-utilized as other ball fields in the city. The site was described as level but poorly drained, resulting in soggy conditions. The area proposed for redesignation and rezoning has frontage on Park Street, First Street South, and Seventh Avenue. Municipal wastewater, storm sewer, and water service is available to the site, and it is located on a bus route. It

is also located within walking distance of commercial and institutional services located in the downtown area.

Recreational use of Central Park will be preserved on the eastern portion of the site, with the Central Community Club and rink remaining in use. The Planner acknowledged concerns that had been raised from the public with regards to the history of the site. There have been suggestions that a condition of the original transfer of the site to what was then the community of Rat Portage, was that this site was to be used in perpetuity as a park. A thorough review of the property title has identified that no such restriction was ever registered on the title.

Other concerns related to the material used in filling and leveling the property to its current state. The City is not aware of any environmental contamination of the site, and there have been no issues with public use of the property as a park for more than a century.

The Planner reviewed consistency with the Provincial Policy Statement, the Official Plan and the Zoning By-law. The application was circulated to internal departments and external agencies for comment. CP Rail comments on the proposed development in the vicinity of rail operations, should the applications receive approval, CP recommends the guidelines found on their website (<http://www.proximityissues.ca>) be followed. Ministry of Environment, Conservation and Parks confirmed no RSC is required for site re-development and Lake of the Wood Museum/ Heritage Kenora confirmed the original plan of the town called for that whole area to be residential (supported by HBC land grants map from the 1880s).

Notice of the application was given in accordance with Sections 17 and 34 of *The Planning Act*, whereby it was circulated on February 21, 2021 to property owners within 120 metres, published in the Municipal Memo of the Newspaper on January 28th and February 4, 2021 and circulated to persons and public bodies as legislated.

As of the date of the meeting four submissions had been received from the public in opposition to the proposed redesignation and rezoning of the property. Submitters believe that the land should remain in its current use as a public park.

In evaluation, the City Planner acknowledged the careful consideration of the highest and best use of the Central Park property in meeting the needs of the city and its residents. The Central Park ball field is currently inadequate in meeting the needs of a diverse range of user groups. At the same time, finding serviced, developable land for urgently-needed residential units has become more difficult.

The City Planner provided his professional planning opinion that the applications for Official Plan Amendment and Zoning By-law Amendment, File Nos. D-09-21-01 and D14-19-07, to change the Official Plan Designation from Open Space to Established Area and change the zoning of the property from "OS" Open Space Zone to "R3"

Residential – Third Density Zone, should be approved, in lieu of public comments that may not yet be received.

The chair asked the attendees on the Zoom meeting if anyone wished to speak in favour of the applications, there were none. The Chair asked the attendees on the Zoom Meeting if anyone wished to speak in opposition:

Ashley Cederwall  
930 First Street South  
Kenora, ON  
P9N 1E6

Ms. Cederwall thanked the Committee and introduced herself as a resident who lives in close proximity to the park. She acknowledged that she does not live directly beside the park, however is directly impacted as she enjoys the greenspace for recreation and as a central place to walk her dog. Ms. Cederwall provided the Committee with a brief description of her educational background which she draws from with concern that the City is stealing the 'good life' from residents in taking away green space. Ms. Cederwall referenced the Canadian Centre for Policy Alternatives, environment and sustainability public policy known as 'the good life-the green life' ([www.policyalternatives.ca](http://www.policyalternatives.ca)).

Ms. Cederwall also addressed the current crisis of mental health across Canada and supported the need for green space in pursuit of the 'good life'. Ms. Cederwall identified concern with the public notification process, and confirmed she did not receive notice at 930 First Street South. Ms. Cederwall did not agree that mail outs within 120 m, and publication with the newspaper was considered sufficient.

Hilary Jackson  
701 First Street South  
c/o 284 Villeneuve Road  
Kenora, ON P9N 0B9

Hilary Jackson thanked the Committee and expressed gratitude to be able to participate. Ms. Jackson expressed concern with the effort it took to obtain information. Noting unsuccessful attempts with a Councillor to obtain information in addition, she too did not recall receiving notice of the application in the mail.

Ms. Jackson agreed that housing is an issue within our community, however she expressed concern around the prospect of high density housing within the area. As a property owner directly across from the park, she has found needles and all sorts of garbage on her property and within the park. Ms. Jackson supports the preservation of greenspace and identified the park as an attraction and one of the reasons she moved her business into the neighbourhood.

The Chair asked the Committee for questions:



Bev Richards asked that the recommendation to Council be updated with the legal description being Lots 31-40 and Lots 41-50, Block 4 Plan 3 and the request to include the western portion of the laneway within the description. Mrs. Richards also sought clarification on the disposition process and wondered how the Community might have some control over what is ultimately built.

The City Planner addressed the Members concern, through the EOI process, applications will be evaluated in accordance with City Policy and with emphasizes on compatibility of neighbouring uses and with the retained portion of the park.

Tanis McIntosh wished to address concern about replacing greenspace. The Member was excited to learn that the JM Ball field would be running at capacity this year and will support additional playing times. Jaffrey Mellick ballfield is located along Rabbit Lake; the highest density of people live near our downtown. Tanis stressed the need for and lack of bike trails from the downtown to the JM Ballfields (Rabbit Lake) and questioned how the youth will access this optional space.

Tanis McIntosh also addressed the Harbourfront Redevelopment Pan, and an option to encourage new greenspace in the downtown, if the Central fields are redeveloped. She asked the City to speak to the reality of this plan. Adam Smith, Manager Development Services confirmed that staff are working on funding applications, optimistically the City will not receive detailed designed drawings until 2022 and re-design until 2023.

Robert Kitowski referenced the application and noted the subject property is located 200 m from Laurenson Lake. Mr. Kitowski did not see any information on the impact to the creek and sough comment from the City Planner. ,

Kevan Sumner, City Planner recognized the 200 m setback form Laurenson creek, and compared this provision to that of the proximity to CP Rail, the fact is that there is existing sensitive uses and the City could not see how this development would further impact the creek.

Mr. John Barr asked about the total lot area of the western half of Central. It was determined to be approximately 75 m by 97 m in area which would include the western portion of the laneway.

John Barr, questioned the demographic of the neighbours in the area. Adam Smith said there was likely a high degree of seniors in the area, as a whole, the City is seeing a shifting demographic. Mr. Smith suggested that development would encourage higher density to allow for age in place.

John Barr questioned the comment about public consultation and asked if there was any thought given to more consultation? Kevan Sumner said that consultation was handled in accordance with the Planning Act – the Planning Department has not engaged in any exceptional public consultation above the regulations.

John Barr asked the Planner if a decision on these applications could be deferred and if so would that be critical to the project. Adam Smith addressed the question and said that the effort to change to Official Plan and the Zoning By-law it is to address the housing shortage. We are looking to move quickly to close in on some of those gaps. The need for housing has been the overriding factor to move this forward.

Mr. Barr asked if the City would consider the absolute preservation of the eastern half in perpetuity. Mr. Smith said that the City has a vested interest to ensure the eastern half is developed for recreation.

There was discussion around the CP Proximity comments on page 6 of the Planning Report, the City of Toronto was referenced. As per the City Planner he did not want to take any initiative to edit their comment however one could imagine it was a copy and paste error.

Ashley Cederwall  
930 First Street South  
Kenora, ON  
P9N 1E6

Ms. Cederwall encouraged public confidence and asked the City to provide physical evidence that there is no covenant on title that states the land must be used for park purposes.

Ryan Haines  
ryan.haines@kenoraconsultants.com

Mr. Hanes thanked the Committee, from an environmental perspective the subject lands have historically being a wetland area. Mr. Haines wondered if the City has taken into consideration what development means to storm water management. The City Planner acknowledged no concerns from the Municipal Engineer, however storm water management is something that would be reviewed at the time of future development.

The Chair asked the Committee for discussion.

Mr. Ray Pearson suggested the applications were premature without an understanding of what the City wants to see or what type of housing will be supported.

Mr. John McDougall echoed Member, Ray Pearson's concerns with not knowing what development might look like.

Tanis McIntosh acknowledged that she works for a developer in Kenora and knows firsthand that construction costs local can be very difficult. She mentioned that as soon as variances or any level of uncertainty are tied to a project, costs increase. Ms. McIntosh did not support the removal of a park, however understood the need

for housing. She believed affordable development should be constructed on a site such a central park that does not carry a lot of development hurdles.

Robert Kitowski did not favour the idea of converting open space for residential development, however in an evaluation against the Provincial Policy, the Official Plan and the Zoning By-law, Mr. Kitowski identified the applications as favourable.

John Barr did not support a 'rush' on the approval. Mr. Barr recommended more public consultation. Mr. Barr also questioned the use of the JM ballfields for members of the Community whom live within the Central Park area, it is a very long way away.

Carolyn Hudson  
[hcarolyn39@gmail.com](mailto:hcarolyn39@gmail.com)

Mrs. Hudson wrote a comment with the Zoom Meeting chat function. "As of August, 2019 Kenora had a housing shortfall of 600 units for affordable housing for seniors."

Ashley Cederwall  
930 First Street South  
Kenora, ON  
P9N 1E6

Ms. Cederwall provided comment via the Zoom Meeting chat function. "If this proposal for residential development of Central Park were not going through during the Covid-19 pandemic, I think that there would be a public petition with neighborhood signatures opposing the development of the park. Greenspace at the Harbourfront is not same as having greenspace in your own neighborhood. Approving the proposal for the development of the park, does not show consideration for the neighborhood residents."

There was further discussion about the need for housing and the proposed western portion of Central Park as a good site for development, however few Members sought clarification on the type of housing that was being proposed and hoped for more information prior to making a decision. The Committee discussed other options such as deferring a decision, or recommending further public consultation.

The Chair reminded the Committee that they were being asked to make a recommendation to council on the merits of the application against the Provincial Policy, the Official Plan and the Zoning By-law.

Moved by: Tanis McIntosh

Seconded by: Robert Kitowski

Resolved that the Planning Advisory Committee recommends that the Council of the Corporation of the City of Kenora approve Application for Official Plan Amendment, File No. D09-21-01, the subject lands are municipally known as the western half of "Kenora Central Park", 700 First Street South, legally described as Lots 31- 35 and 41-45 Block 4 Plan 3 and the western portion on an unopened laneway. The purpose of the Official Plan Amendment to redesignate the subject lands, from

Open Space to Established Area. The effect of the Official Plan Amendment is to enable residential development to occur on the subject lands.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, 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.

**Carried.**

Moved by: Robert Kitowski

Seconded By: John McDougall

Resolved that the Planning Advisory Committee recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-21-01, the subject lands are municipally known as the western half of "Kenora Central Park", 700 First Street South, legally described as Lots 31- 35 and 41-45 Block 4 Plan 3 and the western portion on an unopened laneway. The purpose of the Zoning By-law Amendment is to rezone the subject lands from Open Space (OS) to Residential Third Density (R3).

The effect of the Zoning By-law Amendment is to rezone lands to conform to the proposed Official Plan Amendment and to promote residential development to occur on the subject lands.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, 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.

**Carried.**

- ix. New Business
  - OP and ZBL Review

The City Planner reviewed in high level detail the Special Meeting of Council that was held on February 16, 2021 at 11 am to review the policy and directives in the OP review process. The meeting was hosted by WSP- for more information please visit Kenora.ca.

As a next step in the OP and ZBL Review process, the TAC- Technical advisory committee will meet the 3rd week of March and in the next month or so we will have a draft Official Plan for review.

The PAC Committee had discussion on laneway housing, two storey boathouses and short-term accommodations.

- x. Adjourn

**Moved by: John Barr**

That the February 16, 2021 Planning Advisory Committee meeting be adjourned at 8:30 p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday February 16, 2021, are approved this 16<sup>th</sup> day of March, 2021.

---

Wayne Gauld, Chair

---

Melissa Shaw, Secretary-Treasurer

DRAFT



The Corporation of the City of Kenora

**PLANNING ADVISORY COMMITTEE MEETING RESOLUTION**

MOVED BY: Tanis McIntosh

SECONDED BY: Robert Kitowski

DATE: February 16, 2021

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Official Plan Amendment, File No. D09-21-01, the subject lands are municipally known as the western half of "Kenora Central Park", 700 First Street South, legally described as Lots 31- 35 and 41-45 Block 4 Plan 3 and the western portion on an unopened laneway. The purpose of the Official Plan Amendment to redesignate the subject lands, from Open Space to Established Area. The effect of the Official Plan Amendment is to enable residential development to occur on the subject lands.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, 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 ✓	DEFEATED
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS		
	<b>Richards, Bev</b>	✓			
	<b>Gauld, Wayne</b>	✓			
	<b>Kitowski, Robert</b>	✓			
	<b>Pearson, Ray</b>		✓	<u>Wayne Gauld</u> CHAIR	
	<b>Barr, John</b>	✓			
	<b>McDougall, John</b>	✓			
	<b>McIntosh, Tanis</b>	✓			



The Corporation of the City of Kenora

**PLANNING ADVISORY COMMITTEE MEETING RESOLUTION**

MOVED BY: Robert Kitowski

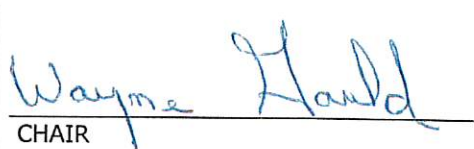
SECONDED BY: John McDougall

DATE: February 16, 2021

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-21-01, the subject lands are municipally known as the western half of "Kenora Central Park", 700 First Street South, legally described as Lots 31- 35 and 41-45 Block 4 Plan 3 and the western portion on an unopened laneway. The purpose of the Zoning By-law Amendment is to rezone the subject lands from Open Space (OS) to Residential Third Density (R3).

The effect of the Zoning By-law Amendment is to rezone lands to conform to the proposed Official Plan Amendment and to promote residential development to occur on the subject lands.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, 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
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS		
	<b>Richards, Bev</b>	✓			
	<b>Gauld, Wayne</b>	✓			
	<b>Kitowski, Robert</b>	✓			
	<b>Pearson, Ray</b>		✓	 CHAIR	
	<b>Barr, John</b>	✓			
	<b>McDougall, John</b>	✓			
	<b>McIntosh, Tanis</b>	✓			

**Kevan Sumner**

---

**From:** >  
**Sent:** Sunday, January 31, 2021 8:43 AM  
**To:** Kevan Sumner  
**Cc:** Heather Pihulak  
**Subject:** File number D09-21-01 and D14-21-01

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kevin Sumner, Heather Pihulak,

I wish to provide input to the proposal of Central Park.

There should be no urban development on this or any public green space. Open space provides community for residents and helps to enhance the beauty and environmental quality of neighbourhoods. It looks terrible as a disused ball diamond presently, but it should be maintained for sports. We need tennis courts, pickle ball, basketball, volleyball etc.. Green spaces do not have economic value, and that is precisely why the city council must protect them for the greater good. Keep city green space Green. For Mother Earth, for better air quality, for families in urban neighborhoods. I request to be notified in writing of the decision.

Keewatin ON P0X 1C0

Sent from my iPhone



**Kevan Sumner**

---

**From:** noreply@kenora.ca on behalf of  
**Sent:** Wednesday, February 3, 2021 1:09 PM  
**To:** Planning  
**Subject:** Rezoning File No. D09-21-01 and D14-21-01

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 c. M.56

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not agree with rezoning 'Kenora Central Park' File Number D09-21-01 and D14-21-01 from OS to R3. I believe this portion of land should be left as a recreation field and not turned into a housing site. This portion of land is situated centrally in Kenora in a recreational area where there is already an outdoor rink, ball field and curling facility all located together. I understand this ball field you want to delete is used in the summer and not sitting idle, so why take it away. The goal is for children and adults to keep physically fit and this is one avenue (playing ball) that it can happen. Please reconsider this rezoning application.  
Thanks.

-----  
Origin: [https://www.kenora.ca/en/news/Notice\\_of\\_Complete\\_Application\\_and\\_Public\\_Meeting\\_D09-21-01\\_and\\_D14-21-01.aspx](https://www.kenora.ca/en/news/Notice_of_Complete_Application_and_Public_Meeting_D09-21-01_and_D14-21-01.aspx)  
-----

This email was sent to you by | through <https://www.kenora.ca>.

## Kevan Sumner

---

**From:** [REDACTED]  
**Sent:** Sunday, February 14, 2021 5:55 PM  
**To:** Planning  
**Subject:** Re-zoning Central Park

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 c. M.56

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day

I'm writing with great disappointment that the City of Kenora thinks it's OK to take away green space from Kids ... I also know that this email is probably a waste of my time and that the City has already made their decision on this property, as it was with the zoning change on the Ninth Street North property for the Supportive Housing Units.

I attended several meetings about the Supportive Housing Units and made a wide variety of suggestion / ideas for other areas that indeed would provide the tenants with "proximity to amenities", but I guess the tenants who will live in Ninth Street North Supportive Housing Units do not need amenities, because there are none.

So if amenities are so important to housing units, why not use the property on the corner of Matheson Street South and McClellan Ave. (10,500 sq. ft of vacant eye sore), why not use the old North Land Hotel property, why not work with the WNHAC Health Access Centre, "WaasegiizhigNanaadawe'iyewigamig" who have ownership the old Kenwood Hotel Property since 2013. All these property have access to services that tenants may require, groceries, dental care, eye exams, library resources, medical assistance from the Morningstar Detox and the NW Health Unit. It just a shame to take outdoor space from the kids.

The old ball park area in Keewatin, where the community garden is, has lots of vacant land for a housing unit. It's vacant... and you are not taking it from kids!

Well, that's all I wanted to say ... I know that the city will do what they want anyway ... like allowing condos / commercial business to be built on the waterfront on the Blue Heron property .... Hopefully at some point our Harbourfront will actually have something to attach tourism and have fun places to visit, to eat and enjoy nightly entertainment ! ( thank goodness for the Boathouse and The Clarion )

Respectfully submitted,

Kenora, Ontario,  
P9N 1E6

Feb. 15, 2021

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 c. M. 56

Mr. Kevon Sumner,  
60 14th Street North,  
2nd. Floor,  
Kenora, Ontario,  
P9N 3X2

Dear Mr. Sumner;

Re:-The City of Kenora

attempting to Re-zone

a plot of Land at Central Park

I do **NOT** agree with the city of Kenora re-zoning a plot of land at Central Park. Why do you re-zone an area that is a BOG to allow a housing development?

Over the years each spring Central Park has a water accumulation problem.

I have lived in the area for over 55years. I strongly recommend that you do **NOT** build any housing on Central Park.

Respectfully submitted,

Kenora, Ontario,  
P9N 1E6

M.S.O. 1990, c. M. 56  
Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56

**From:**  
**Sent:** wednesday, February 17, 2021 4:13 PM  
**To:** Melissa Shaw <[mshaw@kenora.ca](mailto:mshaw@kenora.ca)>  
**Subject:** RE: February 16th, 2021 meeting of the Planning Advisory Committee

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melissa and Kevan

Thank you so much for your response to my email and the informative attachments, I did not open my email until today, so I was not able to participate in the Feb 16<sup>th</sup> meeting. But I also know that this process is just a formality and the City has already made their decision on the re-zoning, as they did with the property on Ninth Street North. My niece played baseball at that diamond for the past 6 years, and there was always another team arriving to play after her game was over. One thing I know for sure, is that ball diamond gets way more use than The TENT, Wednesdays for the Farmers Market, KBI, Harbourfest, one Symphony and maybe a boat show, now that's a waste of space !!!

Sad to see it go !

Thanks

Begin forwarded message:

**From:**

**Date:** February 23, 2021 at 1:51:42 PM CST

**To:** Planning <[planning@kenora.ca](mailto:planning@kenora.ca)>

**Cc:** Dan Reynard <[dreynard@kenora.ca](mailto:dreynard@kenora.ca)>, Andrew Poirier <[apoirier@kenora.ca](mailto:apoirier@kenora.ca)>, Rory McMillan <[rmcmillan@kenora.ca](mailto:rmcmillan@kenora.ca)>, Sharon Smith <[ssmith@kenora.ca](mailto:ssmith@kenora.ca)>, Chris VanWalleghem <[cvanwallegghem@kenora.ca](mailto:cvanwallegghem@kenora.ca)>

**Subject:** Central Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir, Madam,

I am writing this in opposition of the City rezoning portion or any part of Central Park. My understanding the land called Central Park was donated to be kept as a green space. The City talks about creating a four plex baseball diamond! The diamonds at Central have been there for many years and used immensely, why would you spend funds for an expensive four plex diamond when there are two good diamonds at central location and many more in surrounding area. At any one time there is a lot of activity from early spring to fall. City keeps taking green spaces from where kids can just be kids running, kicking a ball etc. The kids these days spend too much time on their devices instead of being outside, why there are so many problems in society.

What kind of housing development will be established!

The area is close to cannabis and liquor outlets, which is cause for concern. These days one feels unsafe to go for a walk in the middle of day. There are Senior apartments in the area and the tenants are feeling anxious just to be outside.

In your article of Feb.6 in the Enterprise, you mention there are other properties as ideal places for development, leave Central Park as a green space, there are getting to be fewer of these.

Sincerely,

Sent from my iPad

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O.1990, c. M. 56
--



February 24, 2021

Mayor and Council  
City of Kenora  
1 Main St. S.  
Kenora, ON P9N 3X2

Dear Mayor and Council:

I am writing to express my opposition to the re-zoning of Central park.

It is my understanding that current adult leagues are at their team limit due to availability of ball fields (pre-COVID). The men's league can only utilize 2 fields in the area due to size (the large Rec Centre field and one field in Keewatin). Some of the unlit fields try to squeeze in two games in the evenings and sometimes darkness becomes a real problem.

I understand that **affordable** housing is an issue in our city. I do see building lots for sale from time to time in our real estate section of the paper. There are vacant lots such as the one in the A&W area that was once suggested as a place for an outdoor rink when the lakeside rink lost its property. The former Wright Theatre property has been vacant for years. There are currently two lots downtown as a result of recent building fires, as well as the former Northland property. There is land still available on the old Keewatin Ball field property. Apartment buildings with multiple floors can house several families, without taking up a large parcel of land. Will space become available when Birchwood Terrace loses its beds to the new facility being built on Wauzhushk Onigum? Developers have options without sacrificing Central Park!

It was noted that large flat pieces of land are rare. From what I can see our city has homes built that accommodate our terrain whether it be rocky, flat, or a swamp. Baseball fields don't have that luxury. So if finding land for building proves difficult, finding land large enough to build the suggested 4 -plex would be more so.

Although this is past history, the city of Kenora has not been known to properly maintain the current ball fields, so forgive me if I am a bit sceptical about a 4 - plex being built. The fields in Keewatin have shown a steady decline since amalgamation. A volunteer group is bringing up the fields in the former J&M to standard. The Millennium fields (Beckworth & Creed diamonds) have been refurbished by volunteers twice and currently have maintenance items that need attention. Which brings me to Central Park. They are far from the fields of my youth. There were

scorekeeping booths for both fields. Grandstands flanked both baselines on both fields. The fields had proper pitching mounds, grass in all the appropriate places.

And speaking of history, I have always been told that Central Park was built on land donated for recreation purposes. I cannot confirm this, but if this is the case someone's legacy is being destroyed.

I fear that re-zoning Central Park will just be the start of a slippery slope. What recreation property/facility will be sacrificed next?

Central Park is not only a facility enjoyed by organized sport. It is also used by near by residents to walk the green space, enjoy the closed in areas to practise skills whether it be baseball, soccer, football, Frisbee, running, etc.

We designate Heritage buildings to honour our past. Maybe we could designate Central as a heritage park. I think Central Park brings back far more happy memories than any of the buildings we strive to preserve.

In closing, please reconsider changing Central Park and look for alternative areas to develop for **affordable** housing.

Sincerely,



Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O.1990, c. M. 56

th  
Kenora, ON  
P9N 1P5

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56

February 24, 2021

Kevan Sumner,  
City Planner  
City of Kenora  
60 14th Street North, 2nd Floor  
Kenora, ON  
P9N 3X2  
[planning@kenora.ca](mailto:planning@kenora.ca)

Dear Mr. Sumner:

I am asking you to accept this letter as my official submission AGAINST the proposal to rezone the western half of Central Park in Kenora, eliminate it as green space, and offer it up for sale for development.

Central Park is one of the only real parks in Kenora that ties together a neighbourhood. Central Park defines the neighbourhood of Central- a middle class, diverse neighbourhood in Kenora- where families of all types choose to live IN Kenora, not in the outskirts or the sprawl, but in the core of the city, who may walk and play in town, and keep our town vibrant. It allows a destination when one is out for a walk, and provides green space. It would be a shame to weaken one of the one classic building blocks of a community- a civic open space- a place available for use by all.

If Central Park is deemed to not be fulfilling these purposes, then I believe it is because it has been neglected for far too long by the city (underfunded, the Central community volunteers not supported, not landscaped, no community programs held/supported there, lack of positive/ professional- grade signage, no adapted use for all abilities).

While I am in agreement that there is a definite need for housing, this is not how to do it, nor the space to take it from. Selling off half of the park for private use is poor planning and not forward-thinking. It takes a space that was historically public and available for all residents' enjoyment, and limits it to just a few families/ individuals. The City itself has stated that there are other properties available for sale for development. This decision needs to be reconsidered. The entire block of Central Park needs to be left in its entirety for the people of Kenora and for the future of Kenora, and invested in, so it can continue to be thoroughly enjoyed. There are other locations within walking distance to downtown which could be utilized for development for housing, as well as many locations appropriate for mixed use development.

Central Park is a central location that people can walk to. Not everyone, especially families with small children, older people in Gardner and Parkview apartments, people with disabilities, or



residents with low income have cars, and can or want to drive to the larger multiplex centres to participate in or watch ballgames or their grandchildren play at the park. Making these outlying types of multiplex recreation facilities adds to urban sprawl which will add to the "car culture" in our community. This has its own set of challenges and factors, and take away from the social connectedness of our community.

There must be some lovely, efficient, inclusive plans that could drawn up that could upgrade the 2 baseball diamonds with stands, the hockey rink and skating rink in the winter, build a new clubhouse which is affordable, and have an outdoor permanent bathroom. The NW corner could be a small inclusive/ adapted playground, which your Disability Committee could be involved with, or urban dogpark. The park needs security and to be patrolled by the OPP and Kenora Makwa Patrol and maintained by the City and community volunteers. These things are done in other communities. Why is this so difficult in Kenora?

It seems that the City of Kenora is ready to give up on Central Park. It is looking so sad, but why would it not? The city has not invested in it; or in the kids, youth, or families in that neighbourhood, or Lakeside, by default.

I grew up playing and skating in Central Park and have such fond memories. My five children played hockey and skated there too, the past few winters, until it was deemed unusable.

Greenspace, as a whole, is important in a community. I implore you to not sell off any part of Central Park and maintain it in its entirety as it has been for so many years and for the people of Kenora for so many generations.

Yours sincerely,

cc. D. Reynard, Mayor  
R. McMillan, Councillor

February 25, 2021

To: City of Kenora

Re: Re-zoning of Central Park.

Central Park must be preserved as a Green-Space - and as the name indicates a central location for a PARK. Many other properties in the city for building / plus I am worried of Low-Cost

Housing taking over in Kenora.  
More traffic and people (renters) around the young people using the park.

Please do NOT Allow this property to be broken-up and sold!!

A taxpayer:

Reb:

KENORA, ON. P92264

**Kevan Sumner**

---

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, 1 R S O 1990 c M 56

**From:**  
**Sent:** Tuesday, March 2, 2021 11:20 AM  
**To:** Planning  
**Subject:** Re: proposed re-zoning of a plot of land at Central Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn:Planning Committee

I am a resident of Kenora who lives on Carlton Road.

I am opposed to the proposed re-zone of a plot of land at Central Park. I believe that the residents and visitors to Kenora would benefit from the existing Central Park to be upgraded to be more user friendly. This park is centrally located and within easy travelling distance to service a great number of people.

We need more parkland within the centre area of our city not less.

Respectfully,

Dear Planning Committee members:

I read, with some dismay, the article on page 6 of the Kenora Miner and News of February 11, 2021 (“City looking at re-zoning portion of Central Park”). And I thought: “Here we go again.”

There is some history here. In the early 1980’s – before the construction of the Kenora by-pass – the elected officials of the day proposed an in-town truck route that would have wiped out Central Park’s outdoor skating rink, the Central Community Club building, and the Little League ball diamond. (That plan would also have required the demolition of the old post office, which is now City Hall.) The issue came to a referendum, and was defeated.

I seem to recall that, at the time, there was discussion that the Central Park land was donated to Kenora for recreational purposes only. I am not in a position to research if that is actually the case; but I would suggest that the City has people who could check that out. If it is true, then one would hope that City Council would honour that agreement.

But even if there is no such provision, I would ask Council to consider the following. We adults bemoan the fact that kids are too sedentary; they spend too much time looking at screens. “Get out and play”, we say. But meanwhile, spaces where kids can play are being eroded. In the last few years, the outdoor track at the Kenora Rec Centre has disappeared; it’s now a parking lot. The soccer/football field and the track surrounding it, at Lakewood School (now Seven Generations) has also become parking space. And there is always ongoing discussion of a second ice surface at the Kenora Rec Centre. That would be built where one ball diamond now sits; and the second ball diamond would perhaps be lost to provide the parking required for users of the second ice surface.

The article mentions efforts to construct a fourplex baseball diamond. This would, of necessity, be in an outlying area. We already have ball diamonds at the peripheries of the city – i.e., in Keewatin and at Rabbit Lake. But Central Park provides a central location -- as the name indicates – for kids (or families) to assemble for a game of catch, or to shag flies, or to kick a soccer ball around, or toss a football or a Frisbee. We have facilities for organized league play; but we are losing areas that encourage spontaneous play.

Kenora is always trying to attract people to come and live in our community. I am not convinced that eliminating green/recreational space in the heart of the community is the best way to do that.

I would say to anyone reading this: If you agree with me, let your councilors know before they vote to eliminate this asset. There are other places to put buildings; we have limited green/recreational spaces.

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56

**From:**  
**Sent:** Wednesday, March 3, 2021 9:02 AM  
**To:** Heather Pihulak <[hpihulak@kenora.ca](mailto:hpihulak@kenora.ca)>  
**Subject:** Central Park Re-Development

## **SUPPORTIVE OF THE CENTRAL PARK DEVELOPMENT VISIONING**

Dear Mayor Reynard, Members of Council and Kenora Planning Committee,

Born in Kenora in 1959 and growing up in “Central”, I was delighted to see that there may in fact be a proposal for the development of Central Park.

In the 60’s and 70’s I was a kid growing up in that part of the town /city and it was vibrant. We had a steady flow of ball diamond activity in the summer and robust skating and hockey in the winter.

However, there still was a lot of space at Central that was under-utilized - even in those days. The park was often flooded after rain and grass hardly grew because of its exposure to the elements.

If what I understand is true, the City proposal would be to develop the park to include continuation of the ball diamond, development of the Community Centre, refurbishment of the ice rink(s) and a better canopied green space with appropriate fixtures to truly make it a practical public asset.

To me, this approach - along with a housing development - would be a truly positive enhancement and utility in the heart of our city.

I am a resident of Coney Island and municipal taxpayer.

I also suggest that we can appreciate the special circumstance that we have being a community in Northwestern Ontario. We have an abundance of green space, trails and lakes and rivers within minutes of our homes and camps.

To think that we need to “protect” green space in the heart of the city is not wrong, but a better utilization of the space, and additional Badly needed housing would be such a progressive step for the community.

I look forward to tapping into upcoming public meetings to see how the plans progress.

Wishing you all continued success in growing a safe and prosperous community for residents and visitors to enjoy.

Regards,

Coney Island Resident

## Kevan Sumner

**From:** \\  
**Sent:** Wednesday, March 3, 2021 2:37 PM  
**To:** Planning  
**Subject:** File #: D09-21-01 and D14-21-01

MS-01550, 01/17/20  
Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

My family bought a house and moved to First St. South a block from Central Park 30 years ago. I have 2 boys who were in sports all year round and the location was perfect. They met their friends at the diamonds to practice or play games or just socialize, as others did. In addition, they could walk to the other game sites. Central Park is close to city amenities. Restaurants are close by and people can satisfy their hunger in short period of time. Parent/s could do some errands, if they wish, while game was going on - groceries, clothes shopping, etc. whatever was on their list - or the whole family to go shopping after the game, either by car or walking, as an exercise. Everybody, I hope, is aware of the importance of exercise to maintain good health. Before the Pandemic, the diamond was still used by the Womens' softball team, as I remember. Families would get together, play ball or other games or just catch up. Parent/s would bring their young children and /or their dogs to run around that big area safely, as it was fenced in and no cars to worry about. During the pandemic summer, people still used it for toddlers and pets to run around. It was, as I said, a safe enclosed , big space that was good for physical distancing as well. Central Park is a very accessible and usable site as it is CENTRALLY LOCATED. It is place where people can enjoy activities and exercise out in the open and get fresh air, while following physical distancing. Central Park should be left alone as a recreation area, as its use will contribute not only to the physical health of people, but also to their mental health, especially at these times that we are in at present. As I walk by and see people laughing and happy using the park, I am also glad to see them take a break from their daily routines of work and household, and make the most of this "abnormal", uncertain times. If Mr. Girard was right that this site was donated for recreation purposes only ( it will be a good idea to find that agreement and abide by it), it will be a smart, wise, and considerate decision to leave Central Park as it is meant to be used. I am pretty sure that people living around it or close by share the same opinions and sentiments as I do. Please, find another piece of land to rezone. Your kind consideration will be greatly appreciated, as city officials who are looking out for the best welfare of the people or community and listen to their voices.

Sincerely yours,

## Kevan Sumner

---

**From:** f  
**Sent:** Thursday, March 4, 2021 11:38 AM  
**To:** Council  
**Cc:** Kevan Sumner  
**Subject:** Central Park development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

i do not support the proposed development of Central Park. Public green space in the city's core is already very limited and once gone, it is gone forever, much to the detriment of the City and its residents. Furthermore, there is no other green space near Central Park for easy access by residents of that area.

The City already has about 250 residential units in the pipeline which should meet the anticipated housing demand for the near future. Given the progress of the private sector and the KDSB in moving housing forward without impacting parks, the development of Central Park does not appear wise or necessary.

Thanks for all that you do,  
Respectfully,

P.S.

While it is possible under certain conditions to incorporate housing with publicly accessible green space, I don't believe there is sufficient space on the Central site to do that satisfactorily. The following are some photos which illustrate how it is possible to meld green space, social, recreational and commercial space but not in a one block area.







Basketball court /skating rink

