



## A G E N D A

for a Public Meeting  
to discuss a Proposed Zoning By-law Amendment  
**(Re: D14-21-07 - 661 Ninth Street North)**  
Tuesday, September 14, 2021  
12:00 p.m.

City Hall Council Chambers (Council Only)

**\*Due to COVID-19 and the requirement for physical distancing, the public will not be permitted into meetings at this time.**

**Public Access to the meeting can be found on the NEW Livestream at:**

<https://kenora.civicweb.net/Portal/>

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### **Land Acknowledgement**

*Councillor Van Walleggem*

### **Introduction/Summation of Intent:**

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

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

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

An appeal may be made to the Ontario Land 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.

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

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

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

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

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### **Council Declaration of Pecuniary Interest & General Nature Thereof**

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

#### **1. Applicant Presentation**

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

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

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

#### **3. Express Interest**

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

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

#### **4. Questions**

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

#### **5. Discussion**

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

#### **6. Close of Public Meeting**

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



**August 31, 2021**

**City Council  
Committee Report**

**File No.:** D14-21-07  
**To:** Kyle Attanasio, CAO  
**Fr:** Kevan Sumner, City Planner  
**Re:** Application for Zoning By-law Amendment  
**Location:** 661 Ninth Street North  
**Owners:** 5901058 MB Ltd.  
**Agent:** LBE Group (Andrew Brookes)

**Recommendation:**

That Council hereby approves an Application for Zoning By-law Amendment, File No. D14-21-07, to change the zoning of a portion of the subject property from "ML" Light Industrial Zone to "GC" General Commercial Zone; and further

That Council gives three readings to a by-law for this purpose.

**1. Introduction**

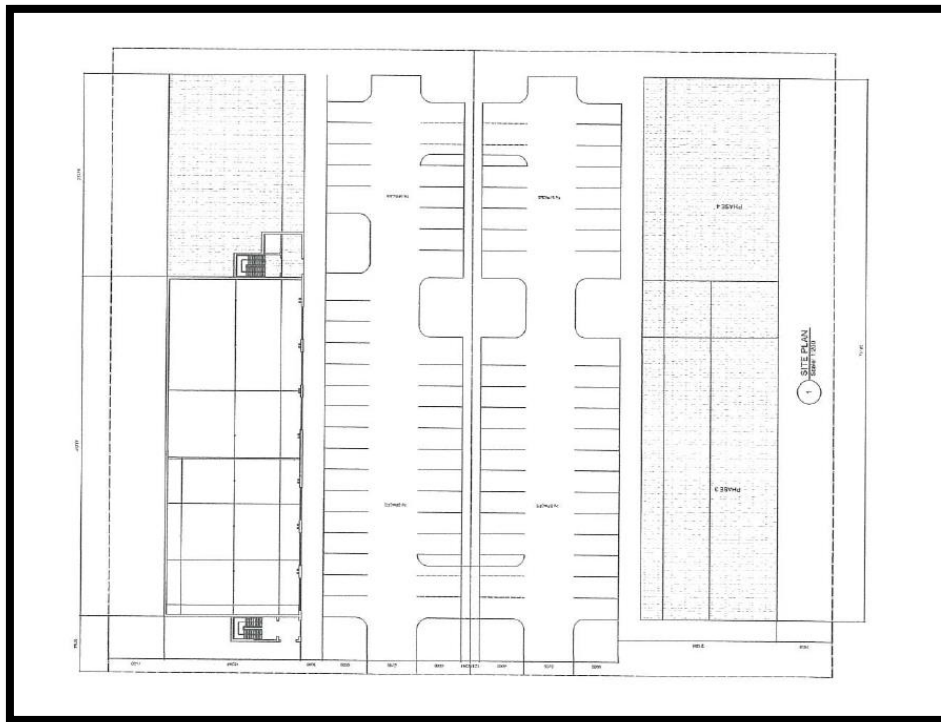
An application has been received to change the zoning of a portion of the subject property from "ML" Light Industrial Zone to "GC" General Commercial Zone to allow the future development of the property to include uses such as clinics in a proposed two-storey office building.

**2. Description of Proposal**

The property owner is proposing to develop a professional building with tenants to include engineers, realtor, dental, and other medical professionals. Some of those tenants are not permitted uses under the Light Industrial Zone, but all would be permitted under the General Commercial Zone.



**Figure 1** - Aerial image identifying the location of the proposed zoning amendment.



**Figure 2** – Proposed site plan for north portion of property, provided by the applicant.

### 3. Existing Conditions

The subject property is an approximately 1.4 ha portion of the former Abitibi Mill site that corresponds to three lots on a proposed subdivision that was approved with conditions in July, 2020, but which has not yet been given final approval. This portion of the former mill property is bordered by Ninth Street North to the north. A new road has been proposed that will border the west edge of the future lots when the subdivision is registered. There are currently no buildings on the property. Municipal sewer and water services are available from Ninth Street North.

The north portion of the property is relatively flat. The southern portion is being re-graded significantly, but generally slopes upwards towards the southeast. The property has been mostly cleared and leveled.

### 4. Site Visit

On August 10<sup>th</sup>, 2021, I attended the subject location to view existing conditions. The photo below is intended to provide a visual of the area of the proposed development.



**Figure 3** – View of property from northwest corner.

### 5. Consistency with Legislated Policy and City Directives

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

The proposed zoning amendment is generally consistent with Policies 1.1.3.2 and 1.1.3.3, as it will support the future development of a range of uses and opportunities for intensification and redevelopment, specifically on a brownfield site.

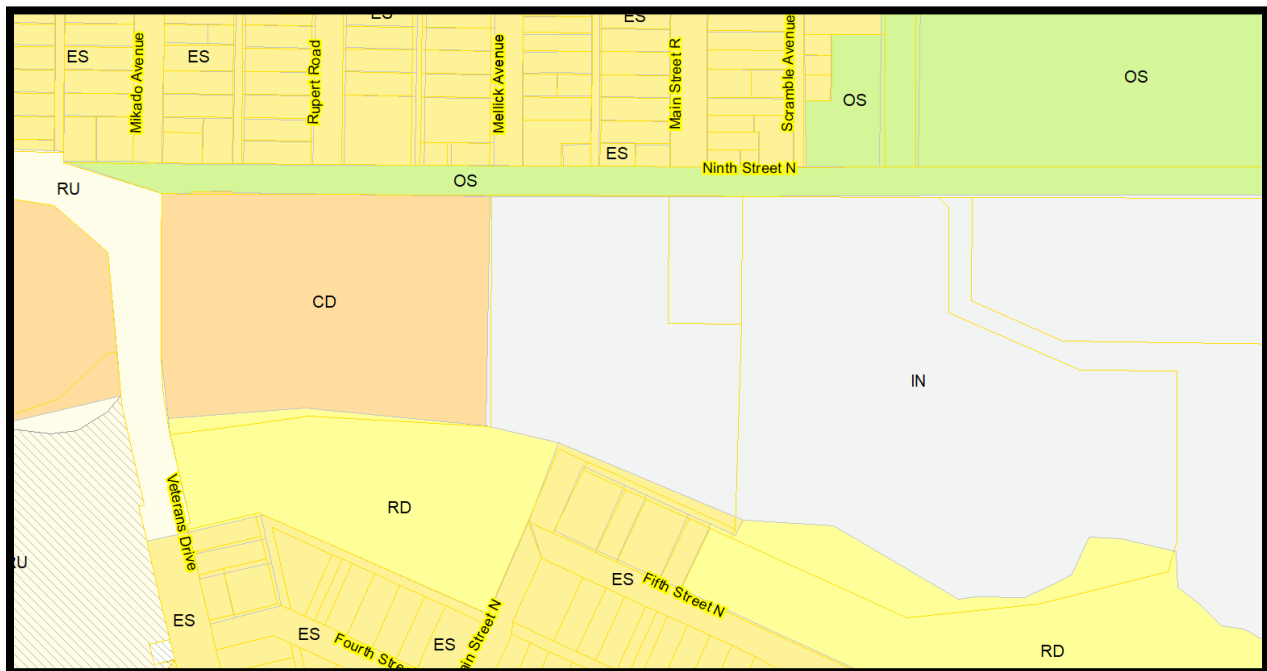
Policy 1.7.1 of the PPS states that long-term economic prosperity should be supported by: a) “promoting opportunities for economic development and community investment-readiness; and f) “promoting the redevelopment of brownfield sites.”

### b) City of Kenora Official Plan (2015)

One of the 9 guiding principles of the Official Plan is to encourage new development to provide for a mix of uses in planning for complete communities, with one of the objectives of that principle being to provide opportunities for the redevelopment of the former Abitibi Mill site with employment uses.

The land use designation of the western portion of the former mill site is Commercial Development Area, while the central portion of the site is designated as Industrial Development Area (Figure 4). Policy 9.1 of the Official Plan states that, *it is intended that the boundaries of the Land Use Designations... shall be considered as general only, and are not intended to define the exact limits of such areas except in the case of roads, railways, and other physical barriers that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan.*

Policy 4.4 of the Plan states that in Commercial Development Areas, the continued development of retail commercial uses shall be promoted in order to serve the residents of the City of Kenora, Northwestern Ontario, western Canada, and the Midwestern United States.



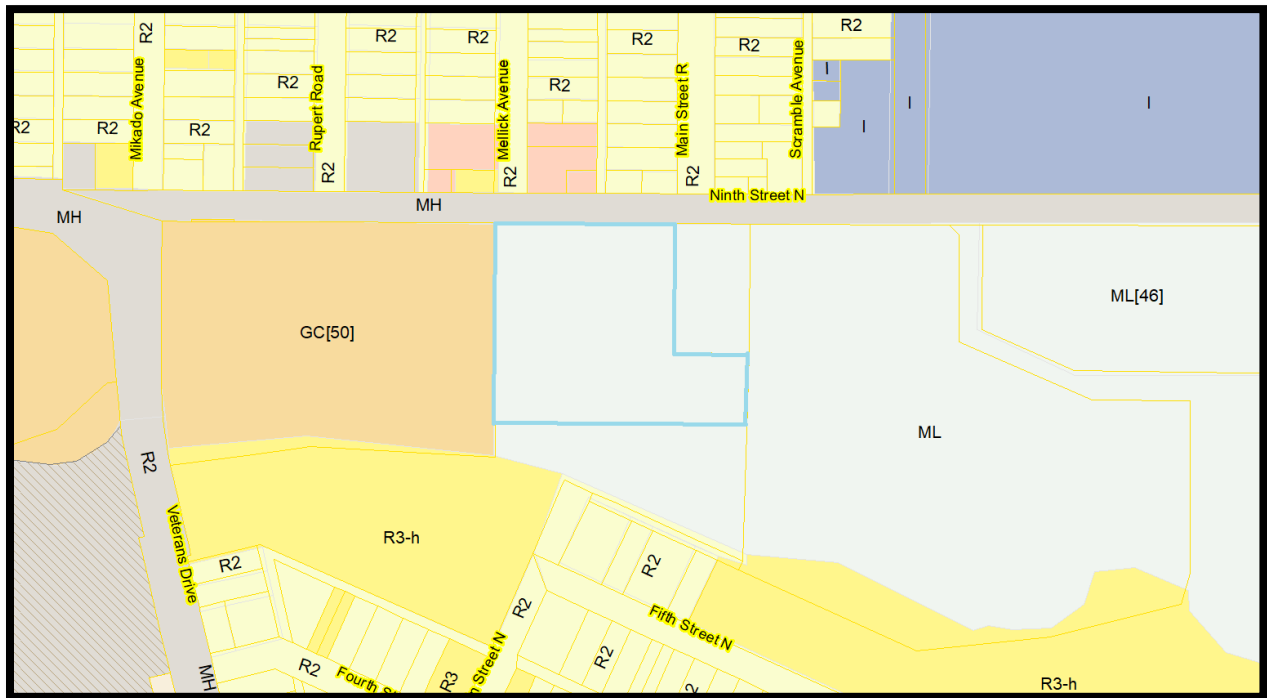
**Figure 4** – Official Plan Mapping

### c) Zoning By-law No. 101-2015

The property is currently zoned “ML” Light Industrial Zone (Figure 5). This zone allows for a wide range of low-impact light industrial land uses as well as complementary commercial uses. The ML zone supports some of the uses proposed for the property, such as offices, but does not permit clinics and some other uses that might normally be associated with a commercial development such as is being proposed.

The proposed "GC" General Commercial Zone allows for a wide range of uses and services to meet the needs of residents, businesses and tourists. All of the proposed uses would be permitted under the GC zone.

The adjacent portion of the former Abitibi Mill site to the west of the area being re-zoned is currently designated GC. Areas to the east are zoned ML, while portions of the property to the south and further east are zoned as R3[h].



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

**6. Results of Interdepartmental and Agency Circulation**

The proposed Zoning By-law Amendment was circulated for comment on June 28<sup>th</sup>, 2021. The following is a summary of comments received in response.

Kenora Building	No concerns
Kenora Engineering	No concerns
Kenora Environmental	No concerns
Kenora Fire and Emergency Services	No concerns
Kenora Parks and Facilities	No concerns
Kenora Roads	No concerns
Ministry of the Environment, Conservation, and Parks	The proposal does not appear to require a Record of Site Condition.
Synergy North	Depending on the situation, easements might need to be provided for servicing.

## **7. Public Comments**

Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated on July 29<sup>th</sup>, 2021 to property owners within 120 metres, was published in the Municipal Memo of the Newspaper on August 12<sup>th</sup> and 19<sup>th</sup>, and circulated to persons and public bodies as legislated.

The Planning Advisory Committee considered the application and passed a resolution recommending approval of the application at their meeting on August 17<sup>th</sup>, 2021. The minutes and relevant resolution from this meeting have been included in the reports to Council for their information.

As of the date of this report, no formal public comments have been received.

## **8. Evaluation**

The policies of the Official Plan leave some discretion to Council in considering the realignment of zone boundaries within a larger site such as this. The general vision for development of the former Abitibi Mill site is preserved with commercial development being oriented towards the western edge and the proposed casino site, and industrial development being located further east. This application further supports compatibility among uses in the western mill site area as the GC zone contains uses more conducive to potential commercial and residential development in neighbouring lots.

This zoning by-law amendment will facilitate the re-development of three of the lots being created on the former Abitibi Mill site, allowing the applicant to accommodate additional tenants in his proposed two-storey professional building, meeting the needs of local businesses.

## **Attachments**

- Complete Application for Zoning By-law Amendment
- Notice of Application and Public Meeting
- Planning Advisory Committee Resolution
- Planning Advisory Committee Draft Minutes of the meeting of August 17<sup>th</sup>, 2021.





**The Corporation of the City Of Kenora**  
**Notice of Complete Application and Public Meeting for a**  
**Zoning By-law Amendment, File Number D14-21-07**  
Planning Act, R.S.O 1990, c.P13, s. 34

**Take Notice** that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Section 34 of the *Planning Act*, to consider a Zoning By-law Amendment as it pertains to Zoning By-law No. 101-2015, at the following time and location:

**Statutory  
Public Meeting**

When: Tuesday, September 14<sup>th</sup>, 2021 at 12:00 p.m.

Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

Council will be hosting a virtual meeting by live stream to allow for public viewing. Access to speak at the meeting can be made by registering with the City Planner at [planning@kenora.ca](mailto:planning@kenora.ca)

<https://video.isilive.ca/kenora/>

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Tuesday, September 22<sup>nd</sup>, 2021 at 12:00 p.m.

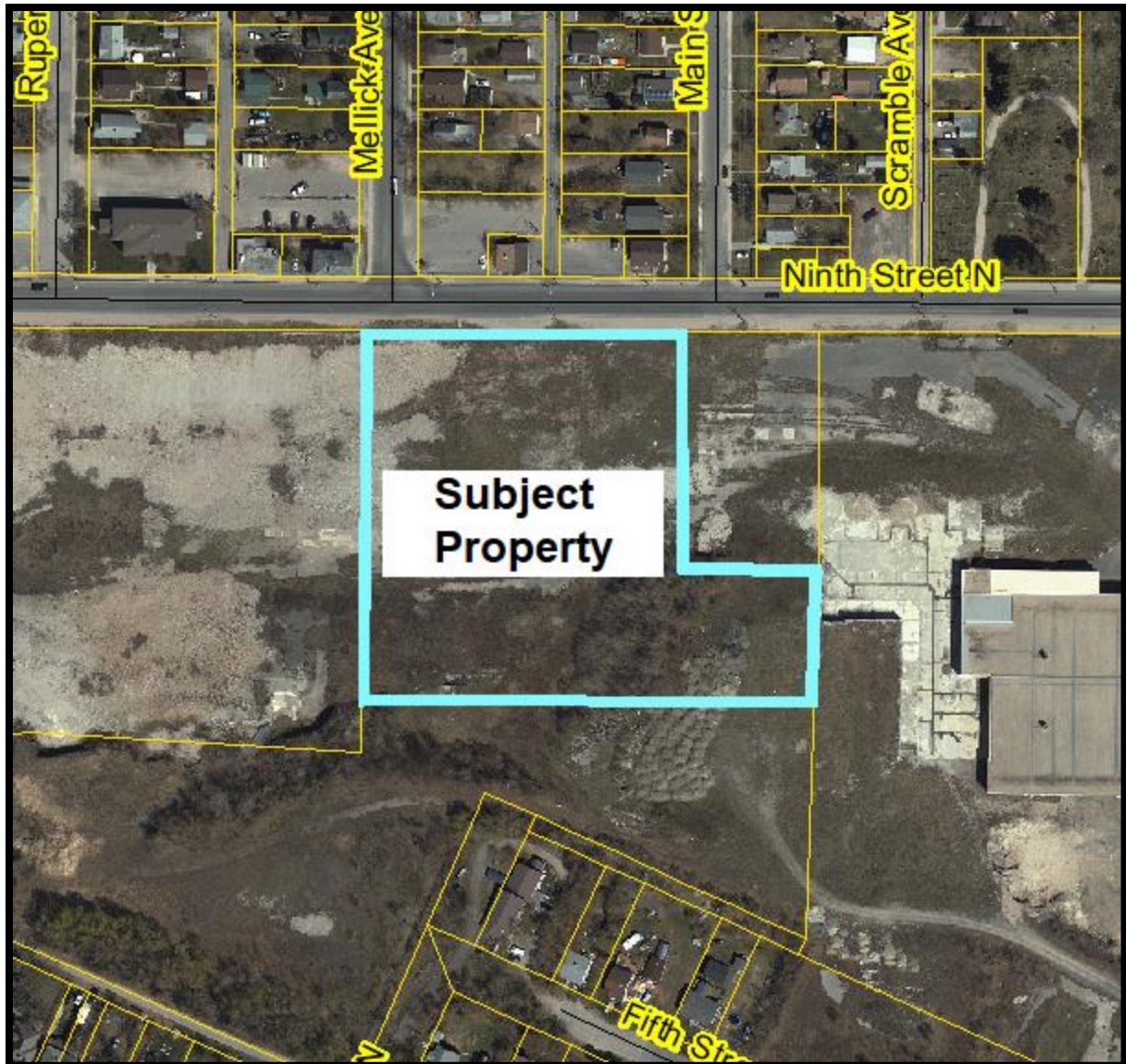
You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

**PAC Open House**

When: Tuesday, August 17<sup>th</sup>, 2021 at 6:00 p.m.

Location: PAC will be hosting a virtual meeting via Zoom Meeting.

Access to the virtual meeting will be made available by registering with the Secretary-Treasurer at [planning@kenora.ca](mailto:planning@kenora.ca).



**Be Advised** that the Corporation of the City of Kenora considered the Application for an Amendment to the Zoning By-law to be complete on July 9<sup>th</sup>, 2021.

**Location of Property:** A portion of 661 Ninth Street, Kenora, ON, as identified in the key map above.

**Purpose:** to amend the current zoning of the subject property from “ML” Light Industrial Zone to “GC” General Commercial Zone.

**Effect of Approval:** to permit the development of uses which conform to the “GC” General Commercial Zone, allowing for the applicants to include clinics in a proposed two-storey office building on the property. .

**Virtual Statutory Public Meeting:** Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Friday, August 13<sup>th</sup>, 2021 by email, to [planning@kenora.ca](mailto:planning@kenora.ca) or by regular mail to the address below, and quote File Number: **D14-21-07**.  
Mr. Kevan Sumner, City Planner  
60 Fourteenth Street North, 2<sup>nd</sup> Floor, Kenora, ON P9N 3X2
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to [planning@kenora.ca](mailto:planning@kenora.ca) no later than noon on August 16<sup>th</sup>, 2021 and quote File Number: **D14-21-07**. To register by phone please call: 807-467-2059.

**Failure To Make Oral Or Written Submission:** If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law is passed:

- a) the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Local Planning Appeal Tribunal.
- b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Temporary Use By-Law may be made by any person or public body not later than 20 days after notice of the decision is given.

**Notice of Decision:** If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for Temporary Use, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

**Additional Information** is available during regular office hours at the Operations Centre. Please contact Kevan Sumner, City Planner, if you require more information: Tel: 807-467-2059 or Email: [ksumner@kenora.ca](mailto:ksumner@kenora.ca)  
*Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.*

Dated at the City of Kenora this 28<sup>th</sup> day of July, 2021.



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  
Tuesday August 17, 2021  
6:00 p.m. (CST)**

[https://youtu.be/Hi6OMh\\_VJuw](https://youtu.be/Hi6OMh_VJuw)

**DELEGATION:**

**Present:**

<b>Robert Kitowski</b>	<b>Chair</b>
<b>Bev Richards</b>	<b>Member</b>
<b>John Barr</b>	<b>Member</b>
<b>John McDougall</b>	<b>Member</b>
<b>Ray Pearson</b>	<b>Member</b>
<b>Tanis McIntosh</b>	<b>Member</b>
<b>Melissa Shaw</b>	<b>Secretary-Treasurer</b>
<b>Kevan Sumner</b>	<b>City Planner</b>
<b>Adam Smith</b>	<b>Manager Development Services</b>
<b>Tessa Sobiski</b>	<b>Minute Taker</b>

- i. The Chair, Robert Kitowski called the meeting to order at 6:00 p.m. A Land Acknowledgement was delivered and the meeting protocol was reviewed.
- ii. Additions to the Agenda – there were 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
  - The meeting minutes of July 20, 2021 and the minutes of the special meeting of August 10, 2021 were approved.
- v. Correspondence relating to applications before the Committee – no written correspondence was received.
- vi. Consideration of an Application for Minor Variance
  - D13-21-11

Louis Loranger, Owner

Mr. Loranger presented the application for minor variance to build a garage at 224 Fifth Street South that exceeds 10% of the total lot area. The proposed garage would be just over 1000 square feet. Mr. Loranger noted that this garage would be similar to other garages in the area.

Kevan Sumner, City Planner presented the Planning Report for the application to seek relief from the City of Kenora Zoning By-law 101-2015, Section 3.34.1(b)(vi) to allow for the proposed structure to cover 14.3% of the lot as opposed to the 10% limit.

The application is generally consistent with the Provincial Policy Statement and the City of Kenora Official Plan and the minor variance is required to be compliant with the regulations of the Zoning By-law.

After interdepartmental and agency circulation the following comments were received:

The Building Department noted that now would be the time to get an easement. The Engineering Department also recommended that the City seek easements for the sewer and water lines due to their close proximity to the structure. They also recommended that the garage be built with a below grade foundation on the west and south sides to eliminate the possibility of undermining. The Water and Wastewater Division will require easements for the existing sewer main and manhole and the Planner confirmed that the City would undertake those easements at the City's expense. No public comments were received.

The Planner recommended approval of the application subject to conditions.

The applicant expressed concern over the requirement to have a wall on the side of the garage where the manhole is located and concern that there is a private water line on the property. The Planner clarified that due to the 8 foot depth of the services, the Engineer was concerned about undermining of the garage if work had to be done on the services. The City Planner recommends that an easement be registered in favour of the neighbouring property owner for the private water line.

Mr. Sumner clarified for the applicant that the below grade foundation is required on the south and west side to prevent undermining if work is required on either the City's services or the private line.

The Chair asked for members of the public to speak in favour of or against the application. There were no members of the public to speak in favour of the application and one member of the public spoke against the application:

Karen Pries  
230 Fifth Street South  
Kenora, ON P9N 1L2

Ms. Pries expressed concern about the sewer and water lines that come from her property to the manhole and was concerned about the impact of vehicles driving over the water lines. The sewer and water department did not note any concerns about frost etc. impacting her line and the Planner clarified that the easement would allow Ms. Pries legal access if work was required on her line. Ms. Pries also inquired about the height of the garage and trees on the property line that may impact the proposed garage and the property line itself. Mr. Loranger clarified that

the maximum height of the structure is 7 meters and that if the trees on the property line were in the way of the garage, he has the right to trim the branches. The City Planner commented that if the proposed garage was to be built close to the required setback he would recommend a survey but that will be addressed with the building permit.

The Chair asked the committee for any questions or discussion. There were none.

Motion: John Barr

Seconded: Tanis McIntosh

That application D13-21-11 to seek relief from the City of Kenora Zoning By-law 101-2015, Section 3.34.1(b)(vi), to allow the applicant to build an approximately 96.4 square metre accessory garage that exceeds 10% of the total lot area be approved.

Carried.

vii. Consideration of an Application for Consent

- D10-21-08

Laura Wheatley, Agent  
Hook, Seller & Lundin, LLP

The agent presented the application to sever a piece of land from 1930 Highway 17 West to be added to 1930-A Highway 17 West. She explained that this application was brought in 2018 and approved by the committee but due to issues with the estate the transfer was delayed causing the consent to lapse. The severed portion would be added to the piece of property that has a residential tri-plex. This would increase the lot size of the added land and the retained land would maintain the required lot size under the Zoning By-law.

The City Planner presented the Planning Report. Mr. Sumner notes that there have been no changes to this application however, there are fewer conditions as some conditions have been met since the previous application. There were no comments or concerns identified from interdepartmental and agency circulation and no public comments were received.

The Planner recommended that the application for consent be approved subject to conditions.

The Chair asked if there were any members of the public to speak in favour of or against the application. There were none.

The Chair asked the committee for any questions or discussion. There were none.

Motion: John Barr

Seconded: Tanis McIntosh

That application D10-21-08 for consent for a lot addition to sever an approximately 0.43 ha parcel of land from 1930 Highway 17 West and add that parcel to 1930-A Highway 17 West be approved.

Carried.

- D10-21-09

Laura Wheatley, Agent  
Hook, Seller & Lundin, LLP

The agent presented the application for a lot addition to sever a strip of land along Veterans Drive that is currently attached to 1709 Veterans Drive. This will not create any additional lots and will add the severed portion to the other lot. It is currently vacant land with no proposed development. All properties are zoned rural residential and the severance would reduce the remainder property to an undersized lot, however, the agent clarified that they will be bringing an application for a minor variance to address those concerns.

The City Planner clarified that while the Staff Report refers to addresses on Veterans Drive, the actual addresses are located off of Greenwood Drive. The property being severed is 65 Greenwood Drive and would be added to 19 Greenwood Drive.

Mr. Sumner presented the Planning Report. The application is consistent with the Provincial Policy Statement and the City of Kenora Official Plan. The severance would reduce the size of 65 Greenwood Drive to .46 ha and would require a minor variance.

The City Planner recommended that the application be approved subject to conditions.

The Chair asked the agent for any questions or comments. The Planner had addressed the agents concerns.

The Chair asked if there was anyone from the public who wished to speak in favour of or against the application. There were none.

The Chair asked the members if there were any comments or discussion.

Bev Richards clarified the addresses of the property.

John Barr asked the agent to clarify that the retained lot would only have access off of Greenwood Drive. The agent confirmed and explained that the retained lot will be transferred and the owner did not want to transfer out that piece.

Motion: Bev Richards

Seconded: John ??

That application D10-21-09 for consent for a lot addition to sever approximately 0.40 ha parcel of land from 65 Greenwood Drive and add that parcel to 19 Greenwood Drive be approved.

Carried.

- viii. Recommendation to Council,
  - Amendment to the Zoning By-law
    - i. D14-21-07

Andrew Brookes, Agent  
LBE Group

The agent presented the application for a zoning change on lots 1, 2 and 3 on the old mill property from light industrial to commercial with the intent to construct a professional building. They felt that the application is consistent with the City Plan and that the CIP encourages these types of projects.

The Planner presented the Planning Report to change the zoning of a portion of the property from ML to GC to allow for future development of the property. He noted that the committee saw a plan for subdivision on the property but clarified that the subdivision has not been registered and the property remains in the same state it was. Some of the proposed uses would not be allowed on the current ML zone but all would be permitted under the GC zone. The application is generally consistent with the Provincial Policy Statement and the Official Plan. After interdepartmental and agency circulation, comments were received from MECP stating that it does not appear that the proposal requires a record of site condition and Synergy North noted that easements may be required for servicing.

The City Planner recommended that application for Zoning By-law Amendment be approved.

The Chair asked if the agent had any further questions. They did not.

The Chair asked the public if there was anyone who wished to speak in favour of the application. There were none.

The Chair asked if there was anyone who wished to speak in opposition to the application.

George MacNeil  
Fifth Street North  
Kenora, ON

The resident asked about the R3 sector. Mr. Sumner explained that this is high density residential zones and that there is a holding zone that prevents development of that area until environmental studies have been completed. He expressed concern with potential industrial development in the area and asked if there is any road access planned to the old mill site from Fifth Street North side. Mr. Sumner responded that there has been nothing approved for the proposed subdivision to date. Mr. MacNeil expressed concern regarding environmental studies. The agent responded that environmental studies are being completed where required. Mr. MacNeil wanted on record that there would be opposition to road access off Fifth Street due to ongoing safety issues and traffic volume along Matheson Street North.

The Chair asked the committee for any questions or comments.

Bev Richards asked the agent about the location and access of the building. Mr. Brookes clarified that there are two buildings flanking the east and west side with parking in the centre. He noted this project focuses on parking as that was an issue for their clients.

Ray Pearson asked the agent if they intend to have apartments on the second floor of the building as the zone change would allow for this. The agent said this will be a professional building only. The Planner clarified for Mr. Pearson that residential development would be allowed in the future if the zone was changed. The agent noted that their lots will be tied into the approval of the subdivision. The Planner comments that they haven't had any proposals relating to residential use but it would be subject to site plan control, internal review and applicable regulations. Adam Smith adds that if the applicant changed the use of the building to residential they would need to apply for that type of permit which would be reviewed by the building department.

John Barr commented that if the applicant changed the use they would need a record of site condition. He asked if there was anything done to remediate the site based on the 2010 report provided by Melissa Shaw. The agent was not aware of any work that has been done since that report. Mr. Barr asks about the quantity of fill that has been added to the area. The agent was not aware of the quantity of material that has been removed or added. The agent was asked how far south the buildings would be located and he responded that the two buildings would be located on lots 1 and 2, and lot 3 would be parking. There was discussion around the environmental conditions on the site. Tanis McIntosh commented that any bank that is providing a commercial loan would require an environmental assessment.

Motion: Bev Richards

Seconded: Ray Pearson

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Zoning By-law Amendment File No. D14-21-07, to change the zoning of a portion of the subject property identified as 661 Ninth Street North, locally known as the "Former Mill Site" and as identified in Schedule "A", from "ML" Light Industrial Zone to "GC" General Commercial Zone.

The effect of the Zoning By-law Amendment is to support the development of uses which conform to the "GC" General Commercial Zone, including but not limited to clinic, office and retail uses.

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 had nothing new to report but is optimistic they are moving towards a draft of the Official Plan.
- In-person meetings - virtual meetings will likely continue in September unless there are concerns from the committee.

x. Adjourn

That the August 17, 2021 Planning Advisory Committee meeting be adjourned at 7:25 p.m.



Minutes of the Kenora Planning Advisory Committee meeting, Tuesday August 17 2021, are approved the 17<sup>th</sup> day of August, 2021.

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Chair,

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Secretary-Treasurer, Melissa Shaw



The Corporation of the City of Kenora

**PLANNING ADVISORY COMMITTEE MEETING RESOLUTION**

MOVED BY: Bev Richards

SECONDED BY: Ray Pearson

DATE: August 17, 2021

**RESOLVED THAT** the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Zoning By-law Amendment File No. D14-21-07, to change the zoning of a portion of the subject property identified as 661 Ninth Street North, locally known as the “Former Mill Site” and as identified in Schedule “A”, from “ML” Light Industrial Zone to “GC” General Commercial Zone.

The effect of the Zoning By-law Amendment is to support the development of uses which conform to the “GC” General Commercial Zone, including but not limited to clinic, office and retail uses.

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 <u>  √  </u> _____	DEFEATED
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS		
	<b>Richards, Bev</b>	√			
	<b>Kitowski, Robert</b>	√			
	<b>Pearson, Ray</b>	√			
	<b>Barr, John</b>	√			
	<b>McDougall, John</b>	√			
	<b>McIntosh, Tanis</b>	√			
				_____ CHAIR <u>                    </u> *virtual meeting	

Planning Advisory Committee  
Resolution File No. D14-21-07  
Schedule "A"

Location Sketch (2019 Aerial Imagery)

