

June 26, 2009



PROPERTY AND PLANNING COMMITTEE
REPORT AND RECOMMENDATION

TO: MAYOR & COUNCIL

FR: Jeff Port, City Planner

RE: Award of Contract – Official Plan and Zoning By-law Review

Introduction

The City of Kenora adopted its current Official Plan on March 8, 2004, and the Comprehensive Zoning By-law on December 13, 2004. The Official Plan has had two amendments adopted since that time, and there have been numerous amendments to the Zoning By-law over the past five years.

Section 26 of the *Planning Act* requires that:

Updating official plan

26. (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, not less frequently than every five years after the plan comes into effect as an official plan or after that part of a plan comes into effect as a part of an official plan, if the only outstanding appeals relate to those parts of the plan that propose to specifically designate land uses,

(a) revise the official plan as required to ensure that it,

(i) conforms with provincial plans or does not conflict with them, as the case may be,

(ii) has regard to the matters of provincial interest listed in section 2, and

(iii) is consistent with policy statements issued under subsection 3 (1); and

(b) revise the official plan, if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.
2006, c. 23, s. 13.

There are several reasons for the need for the review; it is particularly timely with respect to the changes to the *Planning Act*, and requirement for a five year review. Additionally, with the demolition of the former Abitibi-Consolidated newsprint mill almost complete, there will likely be significant changes to land use in the core of the City. In addition, the amendments made to the Zoning By-law over the past five years should be consolidated into the document.

A request for proposals was issued to three companies on June 5, 2009 and the competition closed on June 26, 2009. Three proposals were received:

Edward Hoshizaki Development Consulting	\$ 41,200.00
Fotenn Consultants Inc.	\$ 40,120.00
Meridian Planning Consultants Inc.	\$ 44,212.00

All quotes are exclusive of GST.

BUDGET: N/A

COMMUNICATION PLAN/Notice By-law Requirements:

Notice by-law

Recommendation:

THAT the City of Kenora accepts the proposal of Fotenn Consultants Inc. at \$40,120.00 excluding GST; and

THAT the Mayor and Clerk be authorized to enter into an agreement with Fotenn Consultants Inc. to complete a review and update the City of Kenora's Official Plan, and the Comprehensive Zoning By-law No. 160-2004.