

Report to City of Kenora, Planning and Property Committee Statutory Public Meeting,

Subject: City of Kenora, Amendment 1 to the Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010

Report Recommendation: That the Planning and Property Committee recommend that Council:

1. Adopt Amendment No.1 to the Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 and
2. Forward the Notice of Decision respecting the amendment per the appropriate sections of the Planning Act.

Background

The Ontario *Planning Act* requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. The City of Kenora adopted its Official Plan on May 25, 2010; Ministerial approval was received on August 19, 2010. The Official Plan is now in full force and effect. The *Planning Act* provides the legislation and regulations for amending the City of Kenora Official Plan, as well as the legislative basis for the preparation of Community Improvement Plans. Section 8.2 of the City of Kenora Official Plan provides the foundation for preparing Community Improvement Plans.

In addition, Section 5.4 – Future Development Area of the Official Plan, as well as Schedule “A” to the Official Plan sets out Community Improvement Plan areas. Currently, a portion of the lands, which were previously occupied by AbitibiBowater, and used as a paper mill, are designated in the Official Plan as Future Development Area and are subject to the development of a concept plan and a Community Improvement Plan. A prime objective of The City’s Economic Development Plan (2009) “is to attract investment in order to claw back the assessment lost due to the closure of the paper mill”. The imminent transfer of lands to new ownership has presented an opportunity to the City of Kenora to review the boundaries which were originally set for the Future Development Area, and therefore, the lands to which a Community Improvement Plan could be applied.

Policy Basis for Amendment (PPS 2005)

The 2005 PPS came into effect subsequent to the City’s most recent Official Plan and Zoning By-law review, and brought forward several changes to the previous PPS dating from 1996 (amended in 1997). In particular, the new policies:

- specifically recognize brownfields as development opportunities;
- mandate intensification targets;
- restrict the conversion of employment lands to other uses.

This amendment has regard for the Provincial Policy Statement in that the lands are brownfields and (re)development of those lands would promote efficient development and promote opportunities for intensification and redevelopment in an existing area with available infrastructure and public service facilities required to accommodate the projected needs. At the same time economic development is promoted by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and

taking into account the needs of existing and future businesses and planning for, protecting and preserving employment areas for current and future uses.

Policy Basis for Amendment (Official Plan)

The Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 designates the entire Abitibi parcel as **Industrial Development Area and the railspur as Railyard**.

Three principles of the Official Plan provide framework for this amendment:

Principle 1 – Sustainable Development

Kenora shall promote sustainable development to enhance the quality of life for present and future generations.

- The use of the existing site, already serviced by road and sewer and water infrastructure, eliminates a need to expand such services and thus promotes compact development by using land and existing infrastructure efficiently for this infill and intensification development, while providing opportunities for the adaptive re-use of former industrial areas and brownfield sites.

Principle 4 – Diversified Economy

Kenora shall maintain and seek opportunities for a strong, diversified economy that provides a wide range of employment opportunities for its residents, including youth to withstand global market conditions and provide financial stability.

- The use of the former site, which is municipally serviced, for the expansion of industrial development may aid in the expansion and diversification of the City's economy.

Principle 6 – Complete Communities

- The re-use of these lands provides the opportunity for the redevelopment of the former Abitibi Mill site with potentially a mix of commercial, industrial, and residential uses.

Section 4.5 – Industrial Development Area policies, of the Official Plan, indicate that the:

"former Abitibi Mill site provides an opportunity for adaptive re-use and an opportunity for mixed-uses. The City has identified the former Abitibi Mill site as a Community Improvement Area."

This Official Plan Amendment will extend the Future Development Area – Special Policy Overlay over the entire Abitibi Land site, thereby extending the Community Improvement Plan area boundary.

City of Kenora Economic Development Plan (2009)

This Plan is a blueprint for City Council to convey to the public how the municipality would pursue opportunities for growth and development and provided City Council with a policy document for making strategic decisions on the allocation of limited financial and human resources.

The prime goals of this plan are to directly address the negative impact of the mill closure on the economy. New jobs need to be created to replace the jobs lost at the mill and the woodlands. New investment is required to make up for the decline in assessment, and corresponding lost tax revenue to the municipality. The population base of the City needs to be retained, and increased, in order to support the existing municipal infrastructure and economic base required for a healthy and vibrant community. They are: job retention and creation, increased assessment, and population retention and attraction.

Section 4.1.8 Mill Property Re-development, of the Strategic Initiatives is to facilitate the adaptive re-use of the former mill site and other lands. The actions required to achieve this

goals are to work with purchaser to facilitate development plans for the sites, hold a Brownfield Re-Development regional workshop in Kenora and to work with City of Kenora to develop brownfield policies.

Details of Amendment:

The City of Kenora is would be amended as follows:

Item 1: The area indicated on Schedule "A" – Land Use Designations of the Official Plan for the City of Kenora is hereby amended in accordance with Schedule "1" to this Amendment to change the designation from 'Industrial Development Area and Railyard' to 'Industrial Development Area and Railyard – Future Development Area – Special Policy Overlay'.

Ministry of Municipal Affairs and Housing (MMAH)

The staff of the Northwestern Region of MMAH has been consulted per ss. 17(15)(a) and 28(5) of the *Planning Act*. Received response March 1, 2011 indicating MMAH has no concerns with the proposed amendment.

City of Kenora Planning Advisory Committee

The City of Kenora Planning Advisory Committee (PAC) has been included in the informational sessions and consulted. There were no objections to the Official Plan amendment received.

Public and Agency Comments

Ministry of Municipal Affairs and Housing : No objections – see attached correspondence.

City of Kenora Inter-departmental Review – No objections

Public Open House to introduce the CIP and Official Plan Amendment Process to the community, held February 23, 2011 - No objections received.

To date there have been no objections received.

Circulation and Notification

Notification of the Public Open House, for a Community Improvement Plan, was advertised through the following communication tools:

- City of Kenora Community Portal www.kenora.ca, under "What's New";
- Kenora Daily Miner and News on February 16th, 2011
- Lake of the Woods Enterprise on February 19, 2011;

Notification of the Statutory Public Meeting was advertised as follows:

- Lake of the Woods Enterprise on February 19, 2011
- Kenora Daily Miner and News on February 22, 2011
- Notification of the for the Statutory Public Meeting with links to the Community Portal were sent by the City's Planning Administrator via email on February 22, 2011 to the following:
 - Interested members of the public (none on file as of February 22, 2011)
 - City Clerk
 - City council
 - Kenora Planning Advisory Committee
 - Keewatin Patricia District School Board
 - Kenora Catholic District School Board
 - Lake of the Woods Control Board

- Secretary of Union Gas
- TransCanada Pipelines
- Superior Propane Inc.
- Energy Tech Services
- CP Rail
- Ontario Power Generation
- Hydro One Networks Inc.
- Kenora Hydro
- Chief Ken Skead -Wauzhusk Onigum First Nation
- Chief Lorraine Cobiness, -Ochiichagwe'babigo'ining First Nation
- MMAH – Ministry of Municipal Affairs & Housing
- Kenora Chamber of Commerce (email)
- Kenora BIZ (email)
- Property owner – 5901058 Manitoba Ltd.

Planning Rationale

City of Kenora Zoning By-law

There is no associated application to amend Zoning By-law 160-2010. The lands are zoned MH – Heavy Industrial.

SCHEDULE 1

OFFICIAL PLAN AMENDMENT 1 TO

The Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010

