



OFFICIAL PLAN AMENDMENT NO. 1 TO THE

City of Kenora Official Plan, Council Adoption: May 25, 2010 –
Ministerial Approval: August 19, 2010 (BY-LAW 97-2010)

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STATEMENT OF COMPONENTS

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SCHEDULE 1

PART A – THE PREAMBLE does not constitute part of this Amendment.

PART B – THE AMENDMENT Consists of the map (Schedule "1") constituting Amendment No. 1 to the City of Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 (By-law 97-2010).

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment to the City of Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 (By-law 97-2010) is to change the designation of the subject lands from “**Industrial Development Area**” to “**Industrial Development Area and Railyard with a Future Development Area - Special Policy Area**” as illustrated on the attached Schedule “1”.

The effect of this Official Plan Amendment is to extend the Community Improvement Plan boundary to include the subject lands. The City has initiated a Community Improvement Plan for the area to the west of the subject lands under Section 28 of the *Planning Act*.

LOCATION

This amendment applies to land described legally as the east part of PLAN 33 BLK 3 MAIN MILL LANDS LESS PCLS 39184 PT PCL 40136 PCL 40137 PCL 41043. There is no assigned municipal address.

The Abitibi Land is located in the heart of the City of Kenora and is approximately 33 ha (81 acres). The lands are bounded by Ninth Street N to the north, Fifth Street N to the south, Ninth Avenue N. to the east, and Veterans Drive to the west. The lands’s main vehicular access is off Ninth Street North and a railway access from the southwest of the property.

BASIS

This Official Plan Amendment will extend the Future Development Area – Special Policy Overlay over the entire Abitibi Land lands, thereby extending the Community Improvement Plan area boundary. The policy basis can be found in Sections 5.4 and 8.2 of the Kenora Official Plan.

5.4 FUTURE DEVELOPMENT AREA

Land shown as Future Development Area on Schedule “A” represents older industrial lands or rural areas that may be prime locations for development or redevelopment. Typically industrial lands are in prime locations, visible and accessible by existing roads which provide opportunities for redevelopment and to potentially accommodate a range of uses. Although these lands may shift from employment-generating use to another land use, the City continues to enjoy an adequate land supply for employment uses.

Future Development Areas are required to be on full municipal services. Future Development Areas may be subject to the preparation of a Community Improvement Plan prior to development. Council may designate these areas by by-law as a Community Improvement Project Area which would be subject to the preparation of a Community Improvement Plan (CIP). Any CIP shall be prepared in accordance with the Community Improvement section of this Plan. Future Development Areas shall be subject to the preparation of a concept plan prior to development. The required concept plan will illustrate land uses, proposed densities, pedestrian and vehicular movements, open space, municipal services, traffic impact, as well as other elements as identified by the City.

Where a change in land use is identified through a CIP or a concept plan, Amendments to the Official Plan and Zoning By-law will be required prior to development. Until a CIP and a concept plan are prepared for Future Development Areas, the underlying land use designation and policies will apply.

8.2. The Community Improvement provisions of the *Planning Act* allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. For example, the City intends to pass a Community Improvement By-law for Keewatin and the former Abitibi Mill lands.

8.2.1 Objectives

- a) The objectives of Community Improvement Plans are:
 - To upgrade and maintain all essential municipal services and community facilities;
 - To ensure that community improvement projects are carried out within the built up areas of the City;
 - To ensure the maintenance of the existing building stock;
 - To encourage the preservation, rehabilitation, renewal and reuse of heritage resources, including heritage buildings;
 - To encourage private sector investment and the strengthening of the economic base; and
 - To enhance the visual appearance of Community Improvement Areas.
- b) Any land use designation in an Official Plan may be designated as a Community Improvement Project Area, based on the following criteria:
 - That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers. Water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
 - That the phasing of improvements is within the financial capability of the local municipality.
 - That a significant number of buildings in an area show signs of deterioration and need of repair.
 - That improvement to the visual appearance or aesthetics be required.
 - That improvement shall have a significant impact on strengthening the economic base of the community.

In addition, the prime goals of the City's Economic Development Plan, 2009 are: new job creation, an increase in assessment and an increase in population. The effect of the amendment would be that a Community Improvement Plan, including financial incentives, can be developed to provide the stimulus for redevelopment and to achieve the goals of the Economic Development Plan.

The City of Kenora retained FoTenn Consultants Inc. for the development of a Community Improvement Plan for the Industrial Lands (Eastern Lands of former Abitibi Lands). There are two key steps in this process: preparation and submission

of an Official Plan Amendment and the preparation of the Community Improvement Plan itself. The CIP will include financial incentives for the (re)development of the former Abitibi Lands.

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

This Official Plan Amendment is consistent with the 2005 Provincial Policy Statement and conforms to the Guiding Principles and Objectives of the City of Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 (BY-LAW 97-2010).

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and attached map identified as Schedule “1” constitutes Amendment No. 1 to the City of Kenora Official Plan, Council Adoption: May 25, 2010 – Ministerial Approval: August 19, 2010 (By-law 97-2010).

Details of the Amendment

The City of Kenora is hereby 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’ to ‘Industrial Development Area – Future Development Area – Special Policy Overlay’.

SCHEDULE "1"

OFFICIAL PLAN AMENDMENT 1

