



**PROCEEDINGS**  
for a Public Meeting  
concerning a Proposed Community Improvement Plan  
**(Re: Former Abitibi site)**  
Tuesday, June 14, 2011  
10:00 a.m.

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**PRESENT:** Councillor R. Lunny, Vice Chair Property & Planning  
Councillor C. Drinkwalter  
Councillor R. McKay  
Councillor R. McMillan  
Tara Rickaby, Planning Administrator  
James Tacknyk, Planning Advisory Chair  
Karen Brown, CAO  
Heather Kasprick, Deputy Clerk

**REGRETS:** Mayor D. Canfield  
Councillor L. Roussin  
Councillor S. Smith

Vice-Chairman of Property and Planning Committee, Ron Lunny opened the meeting.

This public meeting is being held by the City of Kenora Property and Planning Committee in accordance with provisions of the Planning Act to consider the proposed Community Improvement Plan for the former mill site. The purpose and effect of the proposed Community Improvement Plan (CIP) is to promote private and public investment in the community on the lands, formerly occupied by the paper mill, which are considered to be integral to attracting new business and industry to Kenora.

The Property and Planning Committee will make a recommendation to Council with respect to whether or not the CIP should be approved. The Council of the City of Kenora will make the decision at a meeting of Council.

The Chair asked the Clerk to confirm the date of notice given by publishing a notice the Kenora Daily Miner and News, being a newspaper that, 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 would apply that it would give the public reasonable notice of the public meeting. This date was May 19, 2011.

The Planning Administrator will provide planning information and then the public will have an opportunity to address the Committee, after which anyone who wishes to speak either for or against the proposal will be given the opportunity to do so.

The Chair indicated that if anyone wishes to receive written notice of the adoption of the By-law is to leave their name and address with the Clerk.

**Nadia De Santi, FoTenn Consultants Inc, then reviewed the details of the Report along with a presentation for Council:**

**Subject: Former Mill Site Community Improvement Plan City of Kenora per Amendment 1 to the Kenora Official Plan (2010)**

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

1. That the Property and Planning Committee recommends to Council give three readings to adopt a by-law for the Former Mill Site Community Improvement Plan; and
2. That the Notice of Decision be forwarded/advertised per the appropriate sections of the *Planning Act*.

**Background**

The *Planning Act*, specifically Section 28, allows municipalities, with provisions in Official Plans relating to Community Improvement Plans (CIPs), to designate by by-law a "community improvement project area" and prepare and adopt a community improvement plan. CIPs also include financial incentives which are legislated under Section 365.1 of the *Municipal Act*. CIPs provide the planning and economic development framework for municipalities to use in shaping the local needs, priorities and circumstances for CIP project areas. The site is designated as a community improvement project area in the City of Kenora Official Plan, 2010.

The City of Kenora embarked on a Community Improvement Plan for the Former Mill Site, a brownfield site, in early 2011. For the purpose of the CIP, a "brownfield" is defined as an abandoned, idle or underutilized industrialized properties and/or buildings in built up urban areas with an active potential for redevelopment.

**Public and Agency Comments**

None received, to date.

City of Kenora Inter-departmental review – No objections

January 31, 2011 – Council Education Workshop

February 23, 2011 – Stakeholder Visioning Workshop

February 23, 2011 - Public Open House #1

March 14, 2011- Public Open House #2 (Public Workshop on CIP and OPA1)

March 15, 2011 – Statutory Public Meeting on OPA1 to expand the CIP boundary

March 21, 2011- Council Meeting and adoption of By-law 21-2011 on the above OPA1

May 10, 2011 – Committee of the Whole meeting on the CIP

May 19, 2011 - Notice of Statutory Public Meeting on Draft CIP in Kenora Daily Miner & News

As of June 8, 2011, there have been no objections received

June 14 2011– Statutory Public Meeting on Draft CIP

June 20, 2011 – Council Meeting to adopt CIP by by-law

As of June 8, 2011, there have been no objections received

### **Circulation and Notification**

Notification of the Public Open House (Official Plan Amendment No. 1), for a Community Improvement Plan, was advertised through the following communication tools:

- City of Kenora Community Portal [www.kenora.ca](http://www.kenora.ca), under “What’s New”
- Kenora Daily Miner and News on February 16<sup>th</sup>, 2011
- Lake of the Woods Enterprise on February 19, 2011

Notification of the Statutory Public Meeting (Official Plan Amendment No. 1) 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 (Official Plan Amendment No. 1) with links to the Community Portal were sent by the City’s Planning Administrator via email on February 22, 2011 AND for the Statutory Public Meeting on the draft Community Improvement Plan for the former mill site to the following:
  - Interested members of the public
  - 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**

The **2005 Provincial Policy Statement** specifically acknowledges the importance of remediating brownfields and states “Long-term economic prosperity should be supported by promoting the redevelopment of brownfield sites” (1.7.1 c). Brownfield redevelopment is further supported by the PPS which states “planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs” (1.1.3.3).

The **Growth Plan for Northern Ontario** was released in early March 2011 and has been prepared under the *Places to Grow Act, 2005*. This Growth Plan recognizes the interconnected contribution of people, communities, infrastructure and the environment to a successful and sustainable economy. As such the Growth Plan is a plan for:

- Economic development;
- Infrastructure investment;
- Labour market; and
- Land use.

Section 2.2 of the Growth Plan is dedicated to economic development and includes several policies for existing and emerging priority economic sectors.

The **City’s Economic Development Plan, 2009** established a new vision for Kenora in keeping with emerging demographic trends and the global economy. The primary goals of the Plan are to facilitate:

- Job retention;
- Increased tax assessment; and
- Population retention and attraction.

Section 4.1.8- Mill Property Re-development, of the Strategic Initiatives section of the Plan refers to the adaptive re-use of the former mill site.

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. When the Official Plan was adopted by Council and approved by the Minister of Municipal Affairs and Housing in 2010, a portion of the former mill site was designated in the Official Plan as Future Development Area (i.e. Community

Improvement Plan area). When the City embarked on the Community Improvement Plan exercise in early 2011, it recognized that the Community Improvement Plan area boundary should be expanded to include the entire former mill site. This required an amendment to the Official Plan to re-designate the area.

In March 2011, Council adopted Official Plan Amendment (OPA) No. 1 by By-law Number 21-2011 which is in full force and effect. As a result, the former mill site is designated Industrial Development Area, Railyard and Future Development Area – Special Policy Overlay in the Official Plan. A copy of OPA No. 1 and the By-law can be found in Appendix A of the “Former Mill Site - Draft Community Improvement Plan, May 2011” document. The Draft CIP document contains a comprehensive section on the policy and regulatory framework.

The Draft CIP is available under separate cover and contains the details regarding the financial incentive programs. Copies are available at City Hall and the Operations Centre as well as online at [www.kenora.ca](http://www.kenora.ca).

Nadia referenced the key changes to the draft document as noted:

1. Page 13 – summary table – under LEED - the word “grant” will be changed to “assistance based on”
2. Page 13 – summary table – under Application and Permit Fees Assistance - Reference made to waiving of fees from 50% will be change to 100%
3. Page 13 – summary table under Industrial Building Improvement Grant reduced amount to to 50% from 70% and remove minimum grant of \$5,000.

Councillor Lunny stated that any person may express his or her views of the CIP and a record will be kept of all comments.

Councillor Lunny asked if there was anyone who wishes to speak in favour of the CIP. Thelma Wilkins-Page from the Development Commission as well as the BIZ group spoke in favour of proposal. These groups are very excited about the CIP and anxious to have a tool to seek businesses to come onto the site. The potential increased tax revenue to that area will be important, but will also make a landmark site have a fresh new start with new initiatives. As the local residents see it they will have an increased level of comfort in marketing outside businesses and will become a vital part of job creation in our community.

Tim Davidson spoke from Heritage Kenora and was supportive of the CIP and questioned if the two offices that formerly belonged to Abitibi were included.

Councillor McMillan concluded the comments with stating that this CIP is a proactive approach and nice to see a local firm as one of the anchor tenants.

Councillor Lunny asked if there was anyone who wishes to speak in opposition of the CIP. There were none.

Councillor Lunny asked if there were any questions. There were no questions.

Councillor Lunny the declared the Public Meeting closed at 10:35 a.m.