



**To: Mayor & Council**  
**From: Jennifer Findlay, Economic Development Officer**  
**And From: Tara Rickaby, Planning Administrator**  
**Date: Sep 4, 2012**  
**Re: Lake of the Woods Brewing Company Report**

Recommendation:

THAT the Council of the City of Kenora approves an amendment to Section 2 of the Development Agreement with Lake of the Woods Brewing Company Inc., to extend the required time to obtain required licenses, to brew beer and sell beer retail on site to June 30, 2013 subject to the agreement being revised by the Municipal Solicitor; and

THAT all other conditions (1-4) of the development agreement) continue to apply and are current and valid;

THAT a by-law be given three readings authorizing the Mayor and Clerk or the Chief Administration Officer, to enter into the revised Development Agreement.

Background:

In November of 2010, Council authorized the entering into an agreement of purchase and sale with the Lake of the Woods Brewing Company for transfer of the former Fire Station No. 1. The proposed use is as a brewery – manufacturing and bottling for wholesale distribution, and a brewpub. Retail sales are also proposed.

In July 2011, Council authorized an extension to the Agreement of Purchase & Sale to November 2011 and then in November 2011, the City of Kenora passed a by-law authorizing the final sale of Fire Station No. 1 to the Lake of the Woods Brewing Company and authorized the Mayor, Clerk and CAO to execute documents in connection with the sale.

On December 6, 2011, a Development Agreement between the City of Kenora and the Lake of the Woods Brewing Company was signed which included an agreement that "the Developer agrees to obtain the required licenses to brew beer on site and sell beer retail on site, within one year."

In June 2012, the EDO met with the Developer to discuss project status and potential revised timelines. On September 4, 2012, the EDO met with the Developer to confirm project status, financing, and project timelines.

The liquor license applications have been submitted and the Developer is waiting for the next step, which is the public posting of the license applications.

The Developer is planning to complete exterior renovations during the fall 2012 and focus on interior renovations during the winter months with a planned opening date of May 2013.

Therefore, the recommendation is that the Development Agreement be amended to June 30, 2013 or sooner to accommodate the revised timelines of the Developer.

**Budget: Legal/registration costs to be borne by Developer**

**Communication Plan/Notice By-law Requirements: Council Agenda, Municipal Solicitor, Planning, EDO, Lake of the Woods Brewing Company**

