



## Addendum #1

Date: June 11, 2025  
 Owner: City of Kenora  
 Title: RFP- Purchase and Development of Municipally Owned Highway Commercial Lands on Highway 17E, Kenora ON

The following answers, clarifications, and changes to the Request for Proposal documents form part of the RFP process and shall be included in all considerations relating to the Proponent's submission.

Item #	Reference	Answer/Clarification/Change								
1	Section 2.0- Description of the Property	<p>Revise Section 2.0- <i>Premise</i> of the RFP from:</p> <p>“The City is requesting proposals to purchase and develop City owned land on Highway 17E. The subject lands are legally described as:”</p> <table><tr><th>PIN</th><th>Legal Description</th></tr><tr><td>Part of PIN: 42168-0668</td><td>Part of SURFACE RIGHTS ONLY; BECK AV PL M63 EXCEPT PART 7, PLAN 23R10931 AND PART 1, PLAN 23R14829; KENORA</td></tr><tr><td>Part of PIN: 42168-0150</td><td>Part of PCL 5895 SEC DKF; LT 74 PL M63; LT 75 PL M63; LT 76 PL M63; LT 77 PL M63; LT 78 PL M63 EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA</td></tr><tr><td>Part of PIN: 42168-0472</td><td>Part of PCL 2771 SEC DKF SRO; MCRAE ST PL M63 LYING BTN BECK AV &amp; DOMINION AV PL M63 EXCEPT PARTS 4 &amp; 9, 23R7748; KENORA</td></tr></table>	PIN	Legal Description	Part of PIN: 42168-0668	Part of SURFACE RIGHTS ONLY; BECK AV PL M63 EXCEPT PART 7, PLAN 23R10931 AND PART 1, PLAN 23R14829; KENORA	Part of PIN: 42168-0150	Part of PCL 5895 SEC DKF; LT 74 PL M63; LT 75 PL M63; LT 76 PL M63; LT 77 PL M63; LT 78 PL M63 EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA	Part of PIN: 42168-0472	Part of PCL 2771 SEC DKF SRO; MCRAE ST PL M63 LYING BTN BECK AV & DOMINION AV PL M63 EXCEPT PARTS 4 & 9, 23R7748; KENORA
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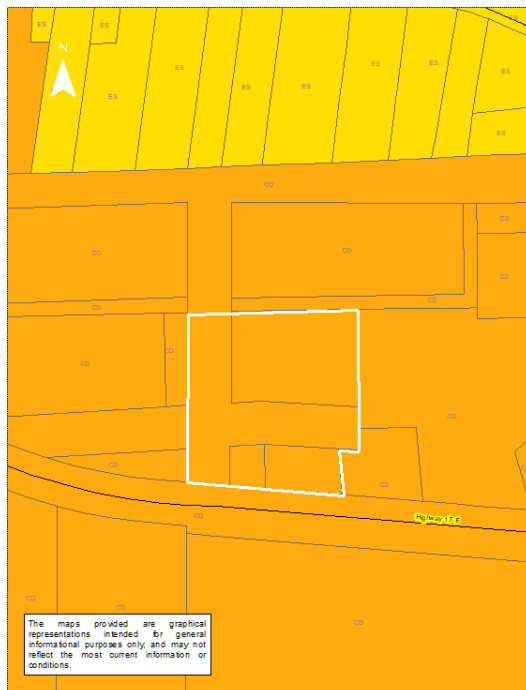
		<div>Part of PIN: 42168-0154</div> <div>Part of PCL 5895 SEC DKF; LT 127 PL M63; LT 128 PL M63; LT 129 PL M63; LT 130 PL M63; LT 131 PL M63; LT 132 PL M63 AS IN LT11720 EXCEPT LT44615 &amp; LT47704; EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; LT 133 PL M63; KENORA</div>								
		<div>.</div> <div>To:</div> <div>"The City is requesting proposals to purchase and develop City owned land on Highway 17E. The subject lands are legally described as:"</div> <table><tr><th>PIN</th><th>Legal Description</th></tr><tr><td>Part of PIN: 42168-0668</td><td>Part of SURFACE RIGHTS ONLY; BECK AV PL M63 EXCEPT PART 7, PLAN 23R10931 AND PART 1, PLAN 23R14829; KENORA</td></tr><tr><td>Part of PIN: 42168-0150</td><td>Part of PCL 5895 SEC DKF; LT 74 PL M63; LT 75 PL M63; LT 76 PL M63; LT 77 PL M63; LT 78 PL M63 EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA</td></tr><tr><td>Part of PIN: 42168-0472</td><td>Part of PCL 2771 SEC DKF SRO; MCRAE ST PL M63 LYING BTN BECK AV &amp; DOMINION AV PL M63 EXCEPT PARTS 4 &amp; 9, 23R7748; KENORA</td></tr></table>	PIN	Legal Description	Part of PIN: 42168-0668	Part of SURFACE RIGHTS ONLY; BECK AV PL M63 EXCEPT PART 7, PLAN 23R10931 AND PART 1, PLAN 23R14829; KENORA	Part of PIN: 42168-0150	Part of PCL 5895 SEC DKF; LT 74 PL M63; LT 75 PL M63; LT 76 PL M63; LT 77 PL M63; LT 78 PL M63 EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA	Part of PIN: 42168-0472	Part of PCL 2771 SEC DKF SRO; MCRAE ST PL M63 LYING BTN BECK AV & DOMINION AV PL M63 EXCEPT PARTS 4 & 9, 23R7748; KENORA
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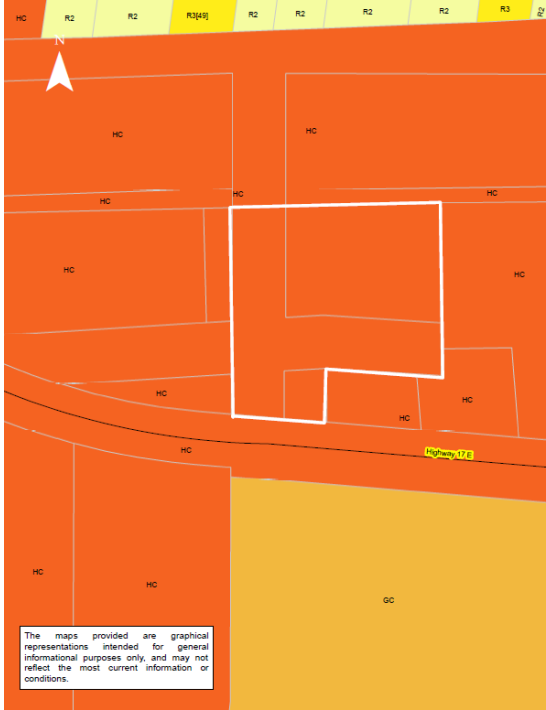
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		Part of PIN: 42168-0155	Part of PCL 17841 SEC DKF; PT LT 129 PL M63; PT LT 130 PL M63; PT LT 131 PL M63 AS IN LT47704; EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA
2	Schedule A Aerial Maps- Contour Map	<u>Remove and replace:</u>  Remove Schedule A- Contour Map, page 22 of 39 of the RFP documents.  Replace with Attachment #1 to this Addendum: Revised Contour Map, inclusive of Part 5, 23R15206.	
3	Schedule A Parcel Register	<u>Addition:</u>  Addition of Parcel Register for PIN: 42168-0155, attached to this Addendum as Attachment #2.	
4	Schedule A Site Servicing Map	<u>Addition:</u>  Addition of Site Servicing Map, attached to this Addendum as Attachment #3.	
5	Schedule B Official Plan, 2015	<u>Revise Schedule B:</u>  Revise the Official Plan, 2015, Subject Land Designation Map, City of Kenora GIS from:	

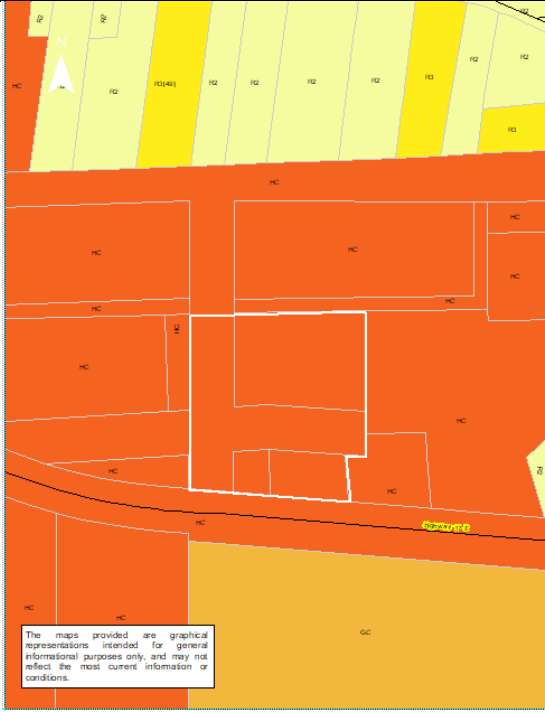


To:

Official Plan, 2015, Subject Land Designation Map, City of Kenora GIS, with the boundary inclusive of Part 5, 23R 15206, there is no change to the Official Plan Designation as CD- Commercial Development.



6	Schedule B- Zoning By- law, 101- 2015	<p><u>Revise Schedule B:</u></p> <p>Revise the Zoning By-law, Subject Land Zone Map, City of Kenora GIS from:</p>  <p>To:</p> <p>Zoning By-law 101-2015, Subject Land Zone Map, City of Kenora GIS, with the boundary inclusive of Part 5 23R 15206, there is no change to the Zone Designation as HC-Highway Commercial.</p>

		
7	Question – Technical Reports	<p><u>Question:</u> Is there an Environmental or Geotechnical Reports available?</p> <p><u>Answer:</u> The City of Kenora has not completed an Environmental Site Assessment nor a Geotechnical Study for the subject lands. Proponents acknowledge and accept that the property is being sold in “as is, where is” condition.</p>
8	Question – Survey	<p><u>Question:</u> Is a CAD format of the survey available?</p> <p><u>Answer:</u> CAD format is available and can be requested via email to <a href="mailto:mshaw@kenora.ca">mshaw@kenora.ca</a></p>



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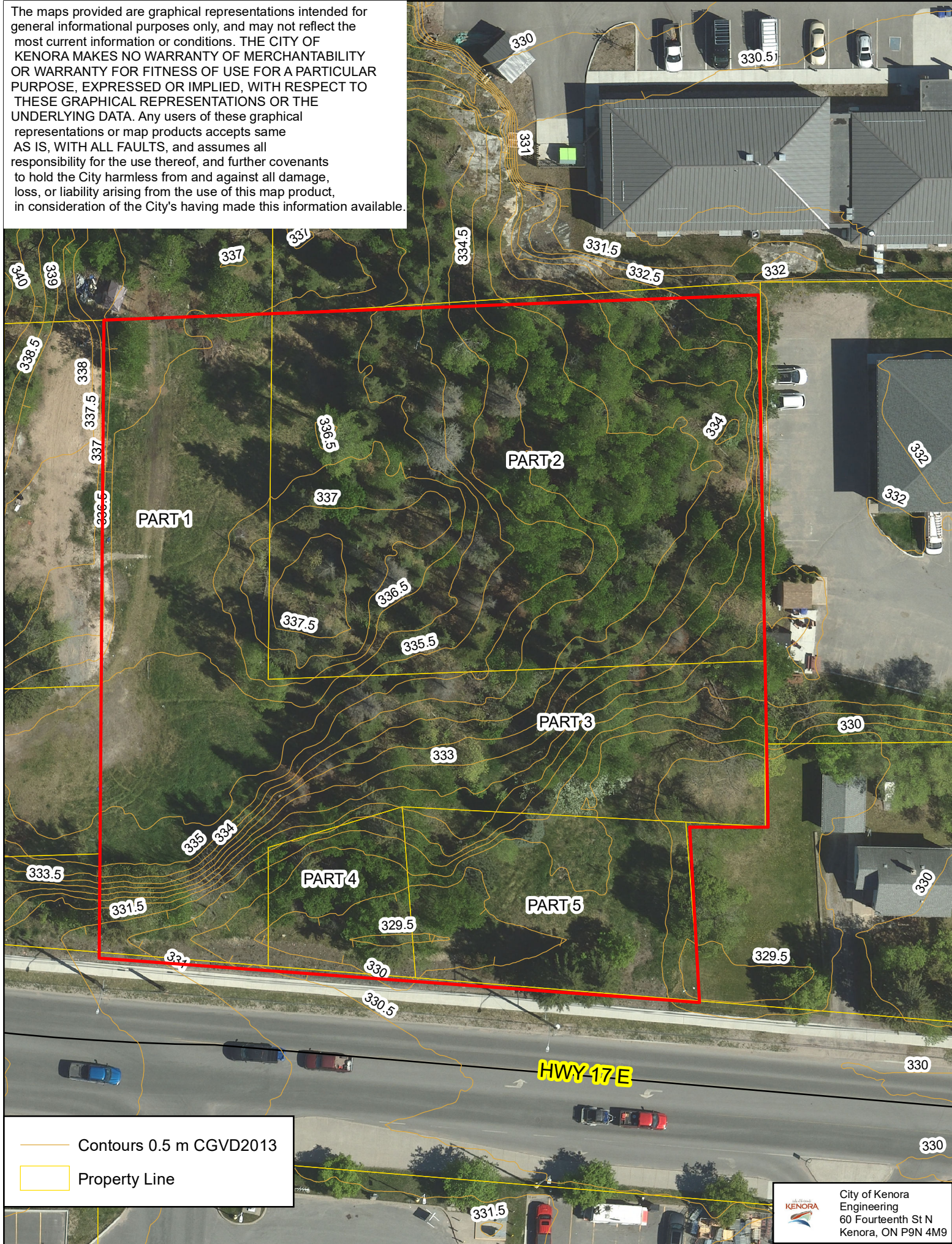
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# Attachment #1

## Contour Map



The maps provided are graphical representations intended for general informational purposes only, and may not reflect the most current information or conditions. THE CITY OF KENORA MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE GRAPHICAL REPRESENTATIONS OR THE UNDERLYING DATA. Any users of these graphical representations or map products accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants to hold the City harmless from and against all damage, loss, or liability arising from the use of this map product, in consideration of the City's having made this information available.







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# **Attachment #2**

Parcel Register

PIN: 42168-0155

**PROPERTY DESCRIPTION:** PCL 17841 SEC DKF; PT LT 129 PL M63; PT LT 130 PL M63; PT LT 131 PL M63 AS IN LT47704; EXCEPTING THEREOUT ALL MINES, MINERALS AND MINING RIGHTS, THE OWNERSHIP HAVING BEEN SEVERED UNDER TRANSFER LT1437; KENORA

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
ABSOLUTE

**RECENTLY:**  
FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**  
2005/09/26

**OWNERS' NAMES**  
THE CORPORATION OF THE CITY OF KENORA

**CAPACITY SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
KN46510	2012/04/30	TRANS PERSONAL REP	\$95,000	WILLIS, LORELEI MAE	THE CORPORATION OF THE CITY OF KENORA	C
REMARKS: PLANNING ACT STATEMENTS						
23R15206	2025/04/15	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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# **Attachment #3**

## **Site Servicing Map**





Location of Water and Sanitary Sewer Service  
150 mm Water Main  
200 mm Sanitary Sewer Gravity

HWY 17E