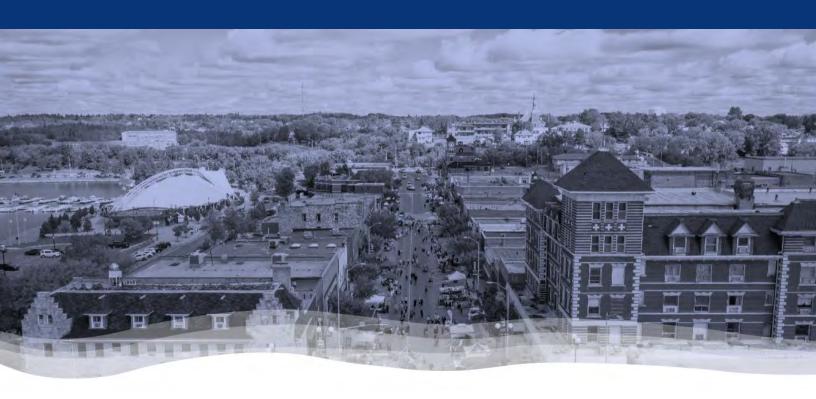
City of Kenora Official Plan and Zoning By-law Review

DRAFT Policy Directions and Recommendations Report

August 2025







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City of Kenora

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Land Acknowledgment

In the spirit of reconciliation, the City of Kenora acknowledges that we are on the traditional territory of the Anishinaabe and Metis of Treaty #3. The City of Kenora was originally the land base of one collective First Nation community, which was separated into three communities now known as Wauzhushk Onigum, Niisaachewan, and Washagamis Bay First Nations. Kenora now sustains many others, all of whom have been welcomed to peacefully share and care for these ancestral Lands and Waters. To support stewardship of the land, the City recognizes the importance of a strong relationship with our Treaty #3 partners. The City of Kenora acknowledges that our economy greatly benefits from the Anishinaabe and Metis that live in and around the City.

1.0 Introduction

The City of Kenora is undertaking the legislated review of its Official Plan and Zoning By-law pursuant to Sections 17, 26, and 34 of the Planning Act, R.S.O. 1990, as amended. The Planning Act is the Provincial legislation that sets out the legal framework and requirements for land use planning in Ontario. The current Official Plan was adopted on May 19, 2015 and approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 5, 2015. The current Zoning By-law (101-2015) was adopted by City Council on December 15, 2015 and is in effect.

In addition to the Official Plan and Zoning By-law Review, the City is undertaking a concurrent review of its three (3) existing Community Improvement Plans pursuant of developing one (1) single new Community Improvement Plan.

1.1 Report Overview

This Policy Directions and Recommendations Report (the "Report") has been prepared to identify key policy changes that will need to be addressed as part of the Official Plan review. This Report was prepared in conjunction with the Final Official Plan and Zoning By-law Background Report (May 2025), that contains information on key matters related to:

- The new 2024 Provincial Planning Statement (Appendix A contains a detailed analysis of the policy issues to be addressed in the City of Kenora New Official Plan, based on a review of the PPS, 2024);
- Local municipal plans and policies completed since 2015;
- Other Acts that have come into effect since the existing Official Plan was approved; and
- Information provided through the One Window consultation meeting with the Ministry of Municipal Affairs and Housing and other Provincial ministries held on November 25, 2024.

Additionally, local matters relevant to the Official Plan Review have been identified in consultation with City staff and community members through the Community Survey and Public Open House, which was held on March 5, 2025. The results and findings of the Public Open House and Community Survey are summarized in an "As We Heard It" section in the Final Official Plan and Zoning By-law Background Report (May 2025), which is available for review at the City's project webpage.

Key recommendations are provided for the proposed approach to address policy changes in a way that protects local and provincial interests, while being sensitive to the existing context and the community's future.

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2.0 Policy Directions and Recommendations

This section provides recommendations on the proposed approach to addressing key issues in a way that protects local and Provincial interests and is sensitive to the existing context and the City of Kenora's future. Proposed preliminary policy directions and recommendations identified in **bold text** are intended to foster discussion.

This Report does not address the technical changes to the Zoning By-law, which will be addressed through the concurrent Zoning By-law review.

2.1 Implementation and Interpretation (Bills 109, 23, 97, 185, 200, 5, 17, 46)

2.1.1 Bill 109 - More Homes for Everyone Act, 2022

The Province of Ontario's Bill 109 (More Homes for Everyone Act, 2022) received Royal Assent on April 14, 2022. The Bill makes various changes to the Development Charges Act, 1997, the New Home Construction Licensing Act, 2017, the Ontario New Home Warranties Plan Act, and the Planning Act. The intent of this Bill is to refine the planning process to build new housing by creating more authorities for the Minister, providing new tools for municipalities, and implementing penalties for failure to process applications quickly.

Changes to the Planning Act require municipalities to refund development application fees for Official Plan Amendments, Zoning By-law Amendments and Site Plan Control applications that are not processed within the prescribed timelines. The required refunds increase from 50% to 100% over time, meaning that the longer the municipality takes to provide a decision the more it could cost the municipality.

Subsequently, Bill 185 rolled back some of the changes proposed under Bill 109, specifically with respect to the refund of development application fees. Bill 185 is further discussed in **Section 2.1.4** of this Report.

2.1.2 Bill 23 - More Homes Built Faster Act, 2022

The More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent on November 28, 2022, and enacts legislative changes to the Planning Act, Development Charges Act, Municipal Act, Conservation Authorities Act, Ontario Heritage Act, and the Ontario Land Tribunal Act. Additionally, planned changes to O. Reg 232/18 regarding inclusionary zoning, as well as changes to the Ontario Wetland Evaluation System, and Ontario Building Code. Bill 23 was introduced pursuant to the Ontario Government's commitment to cutting red tape, accelerating governmental processes, and target of building at least 1.5 million homes by

2031. Relevant changes related to the Official Plan Review and required changes to the Official Plan and Zoning By-law are summarized below:

Permitting Additional Residential Units

Changes to Sections 16, 17, 22, 34 and 35 of the Planning Act, direct municipalities to implement policies and regulations that permit up to three (3) residential units in a single dwelling, or a residential unit in an ancillary building when the primary dwelling contains no more than two (2) residential units. The changes do not permit appeals with regard to policies that authorize additional residential units in serviced residential areas.

• Limiting Site Plan Control

The Planning Act currently establishes the right for municipalities to enact a site plan control area. Bill 23 amends the Act to exclude new projects of ten (10) or fewer residential units from site plan control. In addition, site plan control may no longer consider the exterior design of buildings except as it relates to sustainable design, the protection of adjoining lands and matters of health and safety. **Section 2.1.3** of this Report discusses further amendments related to Site Plan Control enacted through Bill 97.

Heritage Planning

o Amendments to the Ontario Heritage Act through Bill 23 established new, mandatory time limits for listed properties on municipal heritage registers. If a listed property is not designated by the municipality within two (2) years of including it on the register, the property will be removed from the register and may not be included again until five (5) years have passed. Further, removal of listed properties from the municipal heritage register no longer requires consultation with the municipal heritage committee.

2.1.3 Bill 97 - Helping Homebuyers, Protecting Tenants Act, 2023

On June 8, 2023, the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97) received Royal Assent. Bill 97 builds on Bill 23, and enacts changes to the Building Code Act, City of Toronto Act, Development Charges Act, Ministry of Municipal Affairs and Housing Act, Municipal Act, Planning Act, and Residential Tenancies Act.

Changes to Site Plan Control Requirements

 Bill 97 amends changes to the Planning Act through Bill 23 to exclude development for residential purposes on a parcel of land from site plan control, if that parcel of land will contain no more than ten (10) residential units, unless that parcel of land includes

land in a prescribed area. Ontario Regulation (O.Reg.) 254/23 identifies the following prescribed areas:

- Any area within 300 metres of a railway line, other than certain exclusion specified in the O.Reg.; and
- Any area that is within 120 metres of a wetland, the shoreline of the Great Lakes-St.
 Lawrence River System, an inland lake, or a river or stream valley that had
 depressional features associated with a river or stream, whether or not it contains
 a watercourse.

Areas of Employment

- Changes to the Planning Act include narrowing the definition of "area of employment". The previous definition under Subsection 1(1) of the Act defined an "area of employment" as lands designated in an official plan for clusters of business and economic uses (including but not limited to) manufacturing uses, warehousing uses, office uses, associated retail uses and ancillary facilities.
- With the passing of Bill 97, the definition has been amended to expressly exclude institutional uses and commercial uses, such as retail and office uses unless they are associated with manufacturing and warehousing.

Interim Control By-laws

 Additionally, changes to the Planning Act shorten the notice period for municipalities to give notice of the passing of an interim control by-law from 30 days to 20 days.
 Further, appeals can now be made within 50 days following the passage of the interim control by-law, a reduction from the previous 60-day period.

Parking for Primary and Additional Dwelling Units

Lastly, Bill 23 put in place restrictions on the ability to require more than one (1) parking space where additional dwelling units are permitted as of right. Bill 97 provided clarification that municipal Official Plans and Zoning By-laws cannot require more than one (1) parking space for each residential dwelling unit, with the exception of the primary residential dwelling unit (i.e., more than one (1) parking space can be required for the primary residential dwelling unit).

2.1.4 Bill 185 - The Cutting Red Tape to Build More Homes Act, 2024

The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) received Royal Assent on June 6, 2024. Bill 185 introduced changes to the Planning Act, Development Charges Act, Municipal Act, and the City of Toronto Act. The relevant planning changes are summarized in this section.

Limited Third-Party Appeal Rights

Plan Amendment and Zoning By-law Amendments. Now, post-Bill 185, only applicants, the Minister of Municipal Affairs and Housing, public bodies, "specified persons", and/or registered landowners to which the Official Plan or Zoning By-law would apply have third-party appeal rights. The definition of "specified person(s)" in the Planning Act has been expanded. A specified person(s) includes utilities, pipeline and rail operators, and other similar public and private entities. The definition now includes NAV Canada, airport operators, aggregate and environmental compliance permit holders with sites within 300 metres, and the owners of any such sites. As such, groups such as ratepayer organizations and industry groups have had their right to appeal removed.

• Pre-application Consultation

- o Bill 185 removed the regulations that were introduced through Bill 109 regarding development application fee refunds where a decision was not made by the municipality within a statutory timeframe. Bill 185 has also removed the ability of municipalities to require mandatory pre-consultation prior to submitting a planning application, however, proponents may still choose to pre-consult with the municipality.
- o The timeframe in which proponents may submit a motion to the Ontario Land Tribunal to challenge complete application requirements has been revised. A motion may be submitted to the Tribunal any time after pre-application consultation has occurred, or after application fees have been paid to the municipality.

New Appeal Rights for Applications for Settlement Area Expansions

o In the 2024 PPS, Section 2.3.2 provides permissions for expansion of a settlement area boundary at any time. Previously a settlement area expansion could only be considered through a comprehensive review. In anticipation of this change with the new PPS, Bill 185 amended the Planning Act to allow a private applicant to appeal a refusal or non-decision on a private application to expand an existing settlement area boundary.

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Subdivision and Site Plan Approval – Use it or Lose it

Amendments to the Planning Act under Bill 185 also include expansion of the scope of lapsing provisions for Plans of Subdivision and Site Plan Control. The prescribed time period for the lapsing of a Site Plan or Draft Plan of Subdivision is required to be no less than three (3) years, or shall be specified by the approval authority. The intent of this amendment is to speed up building permit approvals for housing and construction following planning approvals.

Public Notice Requirements

To implement the legislative changes under Bill 185, regulatory changes have been made to the Planning Act and Development Charges Act with respect to modernizing public notice requirements. Changes have been made to both Acts to allow municipalities to provide notice regarding various planning applications and processes, as well as changes regarding community benefit charges and parkland, on a municipal website if there is no local print newspaper available.

2.1.5 Bill 200 - The Homeowner Protection Act, 2024

The Homeowner Protection Act, 2024 (Bill 200) received Royal Assent on June 6, 2024. Bill 200 included amendments to various legislation, including the Ontario Heritage Act, Planning Act, New home Construction Licensing Act, Ontario New Homes Warranties Plan Act, and Personal Property Security Act.

Heritage Planning

- Bill 200 made further changes to the Ontario Heritage Act to extend the timeframe for municipalities to review "legacy listed properties", which include listed properties that were included on a municipal heritage register as of December 31, 2022.
- Municipalities now have until January 1, 2027 (previously January 1, 2025 under Bill 23), to issue a Notice Of Intention to Designate (NOID) before these properties must be removed from the register. Any properties removed because a NOID was not issued by January 1, 2027, cannot be relisted on the register for a period of five (5) years starting January 1, 2027 (i.e., not until January 1, 2032).

2.1.6 Bill 5 - Protect Ontario by Unleashing our Economy Act, 2025

The Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5) received Royal Assent on June 5, 2025, and introduced wide-ranging reforms to streamline approval processes for infrastructure, housing, and resource projects while maintaining environmental standards, aiming to boost economic growth and job creation. This Act amended the Rebuilding Ontario Place Act, 2023, to provide an exemption from Part II of the Environmental Bill of Rights, 1993,

which includes requirements for giving public notice and opportunities for comment, for proposals for provincial permits and approvals related to the Ontario Place redevelopment project.

Environmental Impacts

- Bill 5 amends changes to the Endangered Species Act, 2007, including the definitions of "habitat", and removes requirements for recovery and management plans.
 Additionally, Bill 5 repeals the Endangered Species Act, 2007 and enacts the Species Conservation Act, 2025, which is expected to come into effect in early 2026.
- Bill 5 also amends changes to the Environmental Assessment Act and Environmental Protection Act and eliminates registration fees for the Environmental Activity and Sector Registry. Changes include adopting a "registration-first" approach to project approvals, allowing proponents to proceed with permits as soon they have registered and met requirements.

• Special Economic Zones

o Bill 5 enacts the Special Economic Zones Act, 2025, which grants the Lieutenant Governor in Council the authority to designate areas as "special economic zones" and make regulations designating trusted proponents and projects to be exempt from existing provincial Acts and municipal by-laws. The establishment of Economic Zones is expected to be introduced by September 2025.

Heritage

o Bill 5 amends changes to the Ontario Heritage Act, allowing the Lieutenant Governor in Council to exempt properties from archaeological assessments if advancing specified provincial priorities. Bill 5 increases Ministerial power over site inspections, assessments of artifacts and archaeological collections, and permissions for the deposit of artifacts and archaeological collections into public or Indigenous institutions.

Accelerating Mining Developments

o Bill 5 includes a new "One Project, One Process" permitting model that streamlines approval processes for mining developments to one process by introducing binding service standards for government review time for any designated project to deliver predictability and accountability. The government would continue to fulfill its duty to consult Indigenous communities throughout this process.

2.1.7 Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025

The Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17) received Royal Assent on June 5, 2025. The Act aims to speed up the construction of infrastructure and homes with the goal of supporting economic and community growth and keeping workers on the job. It will also accelerate provincial transit and other critical provincial infrastructure projects, while working in close partnership with municipalities to simplify and standardize municipal development approval processes and charges to help increase housing supply in Ontario. This Act amended several key statutes, including the Development Charges Act, 1997, the Building Code Act, 1992, and the Building Transit Faster Act, 2020. The Act's overarching goal is to streamline land use planning, reduce regulatory barriers, and facilitate faster construction of housing and infrastructure projects.

Limiting Requirements for Complete Applications

- The Planning Act currently requires certain prescribed information and material be provided as part of planning approval applications, including applications for official plan amendment, zoning by-law amendment, site plan approval, draft plan of subdivision and consent. Bill 17 introduces a series of proposed amendments that aim to limit the extent of the municipality's powers in deeming an application complete.
- o Bill 17 introduces restrictions that limit a municipality's power in determining what is required for a "complete" development application. Municipalities must obtain written approval from the Minister of Municipal Affairs and Housing before an official plan amendment is undertaken to add to the local municipality's complete application requirements.
- Municipalities must now accept all studies prepared by certified professionals as meeting "complete application" requirements.

Minor Variances

o Amendments to section 34 of the Planning Act under Bill 17 allow as-of-right reductions to minimum setbacks. This will be operative once the Minister of Municipal Affairs and Housing files an enabling regulation. The Minister of Municipal Affairs and Housing has proposed a regulation that would permit a landowner to obtain a 10% variance to a minimum setback "as-of-right". However, this regulation has not yet been approved.

Development Charges

 Bill 17 amends changes to the Development Charges Act, 1997, which include the exemption of long-term care homes from development charges, allowing for changes to development charges by-laws without requiring a public amending process, and allowing payment of development charges at the time of occupancy for residential development other than rental housing. Bill 17 also allows the Province the authority to define which 'local services' are eligible for cost recovery through development charges.

Certain amendments introduced through Bill 17 are not yet in force and are anticipated to come into force on a future date. Amendments not yet in force include the ability to pay development charges for non-rental residential development at the time of occupancy rather than upon building permit issuance and permitting early payment of development charges.

School Sites

Bill 17 removes Official Plan and zoning restrictions for elementary schools or secondary schools of a school board, or any ancillary uses to such schools, as a permitted use on urban residential land, and eliminates certain restrictions on portable classrooms under the site plan provisions of the Planning Act.

2.1.8 Proposed Bill 46 - Protect Ontario by Cutting Red Tape Act, 2025

The Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46) was introduced by the Ontario government on June 4, 2025. This Bill, if passed, would amend a number of Acts with the intent of modernizing regulations, reducing administrative burdens, and restoring Ontario's economic viability through accelerating land-use planning and development approvals - while maintaining strong regulatory oversight.

Archaeology Standards and Guidelines

- Bill 46 proposes changes to the Standards and Guidelines for Consultant Archaeologists, to streamline reporting requirements for assessments and shorten timelines for assessment reviews. Changes are proposed to be introduced in phases, following notification and consultation with Indigenous partners and stakeholders. Further, the proposed changes to the Guidelines would allow archaeological assessments to focus only on areas directly impacted by development, and any undisturbed area would not need to be assessed.
- Additionally, Bill 46 is proposing changes to consider eliminating licence renewal requirements for licensed consultant archaeologists.

Mining and Energy

o Bill 46 proposes solutions to address permitting delays associated with land tenure to allow mine development activities to proceed without delays to securing land. Proposed changes aim to reduce approval timelines on mining projects and allow critical minerals to reach markets faster. If passed, under Bill 46, the Province will a review the current term length of mining leases under the Mining Act and provide recommendations to the government.

Carbon Management & Clean Energy

- Bill 46 proposes a carbon management framework that would accelerate the use of new technologies and support the growth of a strong carbon management sector, building on current efforts to enable geologic carbon storage.
- Bill 46 is also proposing to explore the feasibility of enabling new municipally administered private financing arrangements for energy efficiency and renewable energy projects for commercial and multi-residential properties in Ontario.

2.1.9 Additional Legislative Changes

In addition, the following provincial Acts have come into force since the City's last Official Plan Review in 2015:

- Smart Growth for our Communities Act, 2015 (Bill 73): received Royal Assent on December 3, 2015, and made significant amendments to the Planning Act, along with changes to the Development Charges Act. It is noted that the City of Kenora does not have a Development Charge By-law. The reforms introduced by Bill 73 were intended to improve citizen engagement and the appeals process. Other changes were meant to give municipalities more tools to fund community services and growth.
- Promoting Affordable Housing Act, 2016 (Bill 7): amended the Planning Act, adding a
 prescription that official plans should contain policies authorizing inclusionary zoning, as
 well as adding various subsections guiding the implementation, assessment, and appeal
 of inclusionary zoning.
- Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139): was
 enacted as Chapter 23 of the Statutes of Ontario, 2017. The new Act continues the Ontario
 Municipal Board (OMB) under the name the Local Planning Appeal Tribunal (LPAT) and
 repeals the Ontario Municipal Board Act. The new Act lists types of rules that the Tribunal
 may make regarding its practices and procedures and specifies certain powers of the
 Tribunal regarding proceedings.

• The More Homes, More Choices Act, 2019 (Bill 108): received Royal Assent on June 6, 2019. This Act amended the Local Planning Appeal Tribunal Act to change the appeals process, and amended the Planning Act regarding additional residential units, development charges, and Community Benefits Charges (formerly known as Section 37 Benefits).

Consequently, significant amendments have been made to the Planning Act. The New Official Plan for the City of Kenora will comply with the amendments made to the Planning Act as a result of the new Bills. A detailed analysis on these new Bills can be found in the Background Report, which is available under separate cover.

Recommendation 1 – Update Official Plan policies to reflect the legislative changes associated with the new Bills and changes to the Planning Act. It is recommended that the City repeal its existing Official Plan and adopt a new 25-year Official Plan to conform with the required planning horizon set out in the 2024 PPS.

2.2 Vision and Community Priorities

The Official Plan will establish a vision and community priorities to guide development over the next 25 years, to the year 2051. A vision is an aspirational statement that identifies what is important to the community, now and in the future. Community priorities establish focus areas based on the vision.

Through the community input received during Phase 2 of the Official Plan, Zoning By-law, and Community Improvement Plan Reviews, which included a Public Open house and online Community Survey, the community generally expressed a vision for Kenora which offers more variety, choice, and opportunities in all facets of life, such as housing, employment, transportation, and recreation. In other words, community members envision Kenora as a healthy inclusive community. Key words provided through the engagement efforts to describe the future of the community are illustrated below:



DRAFT Policy Directions and Recommendations Report August 2025 Recommendation 2 – Establish a vision based on community input received through the online survey as well as the existing OP and Strategic Plan visions. The vision should be centered on the theme of a healthy inclusive community which offers opportunities and options for everyone at all stages of life. The vision should also be consistent with the vision of existing municipal documents created with public input, and the 2022–2027 Strategic Plan (2022). Draft OP vision: "The City of Kenora shall be an inclusive, sustainable, healthy community with a strong economy that welcomes and respects all, including a commitment to Indigenous peoples' traditions and values, so that current and future generations may thrive, prosper, and lead meaningful lives."

Recommendation 3 – Identify Community Priorities that will be each be assigned an icon and will be integrated throughout the Official Plan with associated policies that guide the achievement of each Community Priority. Recommended draft community priorities: Responsible Growth & Development; Energize our Economy; Safeguard our Natural Environment; and Advance Community Wellbeing.

2.3 Growth Management and Vacant Land Supply

As part of the City's Official Plan Review process, a housing and employment projections report (April 2025) ("Ontario Population, Employment and Dwelling Prospects to 2051") was prepared by metroeconomics to determine housing and employment projections to the year 2051. In March 2025, the City conducted a Vacant Land Supply Analysis to determine if sufficient lands are available to accommodate future residential and employment growth. WSP prepared a Growth Management Analysis by applying the housing and employment projections prepared by metroeconomics, to the City's Vacant Land Supply Analysis to determine whether adequate land supply exists within the Settlement Area to support the projected residential and employment land needs to the year 2051. The Growth Management Analysis can be found in the Official Plan and Zoning By-law Background Report (May 2025), which is available for review on the City's project webpage.

The City's Vacant Land Supply Analysis identified that the City has a total of 106.4 net ha (262.9 ac) of available vacant lands within the Settlement Area, comprised of 98.4 net ha (243.1 net ac) of available vacant residential lands; and 8.0 net ha (19.8 net ac) of available vacant employment lands.

It is projected that the City's population will increase by approximately 3,384 persons by 2051. Based on the projected changes to the City's population by age, the City will require an increase of approximately 1,832 new dwellings to the year 2051. Further, to determine the land requirements, the projected dwelling types have been categorized into dwelling types, which include:

- 1,435 low density dwelling units (single-detached and semi-detached, other single attached, duplex apartments, movable);
- 275 medium density dwelling units (rows, apartments less than 5 storeys); and
- 123 high density dwelling units (apartments that are 5 storeys or greater).

As outlined in **Table 1,** the City may expect a projected demand of approximately 108 net ha for residential uses, which represents approximately 101.5% of estimated vacant land available, and approximately 110% of the estimated vacant residential land available.

Table 1: Land Requirements by Residential Density

Total Dwelling Units Projection (Year)	Low Density (<16 units/ net ha)	Medium Density (17-40 units/ net ha)	High Density (>40 units/ net ha)
1,832 (2051)	>89 net ha	7-16 net ha	3 net ha
Total	108 net ha		
Total % of Vacant Land Available (106.4 net ha)	101.5%		
Total % of Vacant Residential Land Available (98.4 net ha)	110%		

The City is projected to gain 1,863 new jobs by 2051. The 2024 PPS provides policies for Employment Area and defines "Employment Areas" to be limited to primary and industrial employment uses only. As such, the City can anticipate a projected demand 93.2 net ha for total employment lands, which is approximately 88% of the estimated total vacant land available.

As outlined in **Table 2**, per the PPS definition of employment areas, Kenora will anticipate approximately 3.05 net ha for designated employment lands (2.9% of the estimated total vacant land available), and approximately 38% of the estimated vacant employment land available.

Table 2: Land Requirements by Employment Density per PPS Definition of Employment Area

Employment Projection	Low Density (20 jobs/net ha)	High Density (50 jobs/net ha)
1,863 (2051)	3.05 net ha	1.22 net ha
TOTAL % of Vacant Land Available (106.4 net ha)	2.9%	

Employment Projection	Low Density (20 jobs/net ha)	High Density (50 jobs/net ha)
TOTAL % of Vacant Employment Land Available (8.0 net ha)	38%	

The Growth Management Analysis identified the total available vacant lands are insufficient to accommodate the projected residential and employment growth to the year 2051, and there is a need to make some adjustments to the existing Settlement Area boundary, including a slight Settlement Area boundary expansion to meet the projected growth.

2.3.1 Settlement Area Boundary Expansion

The 2024 PPS direct municipalities to plan for sufficient land to meet projected housing, employment and infrastructure needs while promoting efficient development patterns. The Official Plan identifies the settlement area as an appropriate location for intensification and areas with adequate servicing for potential expansion.

When the City completed its Official Plan review in 2015, the settlement area boundary was reviewed at a high-level (**Appendix C** includes the existing Settlement Area Boundary). As part of this Official Plan review process, and conclusion of the Growth Management Analysis, the City completed a detailed review of the settlement area boundary to determine whether any adjustments need to be made. For example, are there lands currently in the boundary that should be removed due to challenges with extension of municipal water and sewer and/or road infrastructure, as well as environmental and topographical constraints. As part of this detailed review the City also assessed if any lands could be brought into the settlement area boundary. The Growth Management Analysis and City's review of the settlement area boundary determined 9.6 net hectares (32 gross hectares) of additional vacant land is needed to accommodate the projected growth. **Table 3**, provides an overview of the proposed vacant lands to be added and removed from the settlement area as part of the proposed settlement area expansion.

Table 3: Proposed Vacant Lands to be Added and Removed for Settlement Area Expansion

ID#	Location Description	Area to be Removed (gross ha (ac))	Area to be Added (gross ha (ac))
SBA1	Lands east of Donbrock		+ 20 (49.4)
SBA2	MNO lands HY17E		+ 2.5 (6.1)
SBA3	Lands east of HY17E		+ 16.7 (41.2)

ID#	Location Description	Area to be Removed (gross ha (ac))	Area to be Added (gross ha (ac))
SBA4	Lands north of Pine Portage		+ 4.9 (12.1)
SBR1	Pipeline lands north of Rabbit Lake	- 7 (17.3)	
SBR2	Lands north of Henry St	- 22.5 (55.6)	
SBR3	Lands north of Gould Road	- 6.6 (16.3)	
SBR4	Lands south of Pine Portage	- 4.5 (11.1)	
TOTAL		-40.6 (100.3)	+44.1 (108.9)
TOTAL		+ 3.5 gross ha (8.6 ac)	

The rationale for the identified lands are explained as follows:

- **SBA1:** This area is proposed to be added to the settlement area boundary due to its sufficient servicing capacity, and potential for future subdivision development.
- **SBA2:** This area is proposed to be added to the settlement area boundaryas the existing settlement area boundary transects the middle of the property.
- **SBA3**: This area is proposed to be added to the settlement area boundary as the City has identified this area as future development lands. It has also been identified that this proposed area could contribute to future access to Highway 17 E from Pine Portage.
- **SBA4:** This area is proposed to be added to the settlement area boundary due to its development potential.
- SBR1: This area is proposed to be removed as it contains an existing pipeline easement, which prohibits any future development.
- **SBR2**: This area is proposed to be removed as it is a wetland area subject to Environmental Protection with limited development potential.
- **SBR3**: Proposed to be removed as the area is a wetland area subject to Environmental Protection with limited development potential.
- SBR4: Proposed to be removed as the area is a wetland area subject to Environmental Protection with limited development potential.

In addition to the above, the **City proposes to add an additional 27.7 gross ha** of lands for intensification, redevelopment based on available servicing capacity, road access, etc., to support additional growth beyond the Official Plan's 25-year planning horizon. The 2024 PPS directs municipalities to ensure when updating their official plan:

"sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon."

Table 4, provides an overview of the City's developed lands identified to be added to the settlement area as part of the proposed settlement area expansion.

Table 4: Proposed Developed Lands to be Added for Settlement Area Expansion

ID#	Location Description	Area (gross ha (ac))	Area (net ha (ac))
SBA5	East of Sedesky	5 (12.3)	1.5 (3.7)
SBA6	Lands west of HY17E, south of MNO property	6.8 (16.8)	2.1 (4.9)
SBA7	Lands east of HY17E, south of MNO property	6 (14.8)	1.8 (4.4)
SBA8	Lands south of Pine Portage	8.8 (21.7)	2.6 (6.4)
SBA9	Lot east of Johnson Road.	1 (2.5)	0.3 (0.7)
	TOTAL:	+ 27.6 gross ha (68.2 ac)	+ 8.3 net ha (20.5 ac)

The proposed lands identified in **Table 4**, are to be added to the settlement area boundary for the following reasons:

- **SBA5**: Developed lands proposed to be added to settlement area boundary as they are existing serviced lots.
- **SBA6**: Developed lands proposed to be added to settlement area boundary as candidate lands for future additional access for lands to the west.
- **SBA7**: Developed lands proposed to be added to settlement area boundary as they can accommodate intensification and redevelopment.
- SBA8: Developed lands proposed to be added to settlement area boundary as they can
 accommodate intensification and redevelopment and for future additional access for
 lands to the west.
- **SBA9**: Developed lands proposed to be added to settlement area as they are in proximity to services.

Maps illustrating the proposed lands to be considered in the proposed settlement area boundary expansion can be found in **Appendix D**.

Recommendation 4 – As part of the Official Plan Review process, the City should make the adjustments to the settlement area boundary as per the detailed review, and to expand the settlement area boundary, as supported by the 2024 PPS, to accommodate the projected growth identified in the Growth Management Analysis. Official Plan policies should address when employment land can be removed.

2.3.2 Redesignation of Lands

Based on the Growth Management Analysis, it was determined that there is an insufficient supply of vacant lands within the City to accommodate projected growth over the 25-year planning horizon. Therefore, as part of the Official Plan review process, it is proposed to redesignate lands that are within the existing settlement area, and are proposed to be added, to accommodate the projected growth.

Proposed changes to Designations are shown in **bolded text** in **Table 5**. The proposed changes will not directly translate to the redesignation of all lands to new proposed designations. The key changes are summarized below:

- Redesignate Established Area to Community Corridor Area: Proposed to be areas that
 bound neighbourhoods and employment areas, providing a transportation corridor
 connection with a mix of amenities. This designation would include residential uses
 located along these corridors, commercial uses (small to medium scale) along these
 corridors, and mixed-use buildings that may have commercial on the main floor and
 residential above. These areas are envisioned for a focus of medium-high density, mixeduse developments.
- Redesignate Residential Development Area to Neighbourhood Area: Proposed to include
 a full range of dwelling types, from single-detached to apartment buildings, institutional
 uses, smaller commercial uses, and recreational uses that do not fall under the Open
 Space designation.
- Remove Future Development Overlay: Proposed to remove this as an overlay and include as a Zone in the Zoning By-law.
- **Establish a New Strategic Growth Area Overlay**: Proposed to add a Strategic Growth Area Overlay to align with the 2024 PPS. The intention of this overlay would be to support intensification and redevelopment and include medium density residential, additional dwelling units and mixed-use developments. Proposed areas were identified due to

proximity to service and retail areas (e.g. amenities, commercial uses, etc.), access to utility services, current water flows available, and the lot layouts.

Table 5: Summary of Proposed Official Plan Land Use Designations and Overlays

Current	Proposed		
Land Use Designation			
Established Area	Neighbourhood Area/Community Corridor Area		
Residential Development Area	Neighbourhood Area		
Harbourtown Centre	Harbourtown Centre		
Commercial Development Area	Commercial Area		
Industrial Development Area	Industrial Area		
Open Space	Parks and Open Space Area		
Railyard	Railway Area		
Rural Area	Rural Area		
Waste Disposal Site	Waste Disposal Site		
Wetlands and Provincially Significant Wetlands	Wetlands and Provincially Significant Wetlands		
Special Po	olicy Overlays		
N/A	Natural Hazards Overlay		
Natural Heritage			
Black Sturgeon Lake	Natural Heritage Overlay		
(Restricted Development Area)			
Cultural Heritage Resources	Cultural Heritage Resources Overlay		
N/A	Strategic Growth Areas Overlay		
Future Development Overlay	Move to a Zone in the Zoning By-law		
Aggregate and Mineral Resources	Potential Aggregates Overlay		

Recommendation 5 – Redesignate lands in the Official Plan to accommodate the projected growth and promote economic development. Review current land use

designations to identify strategic growth areas and undertake revisions to policies to address support the creation of complete communities.

Recommendation 6 – Include intensification targets in the Official Plan and policies directing where higher density development should be located (e.g. Strategic Growth Areas). Consider establishing phasing policies to guide growth and development for designated growth areas within the settlement area in the City, to reflect the 2024 PPS.

2.4 Active Transportation

The City's Active Transportation Master Plan (ATMP) is anticipated to be competed in 2025. The ATMP is intended to improve walkability, cycling, and other forms of active transportation in Kenora.

During Phase 2 engagement, community members expressed the importance of active transportation in the City, including, more bike paths, walking trails, and connections. Therefore, the policies of the Official Plan should reflect the Active Transportation Master Plan (ATMP).

Recommendation 7 – Establish Official Plan Policies that implement the actions and best practices of the City's Active Transportation Master Plan.

2.5 Age-Friendly

Council endorsed the Kenora Age-Friendly Strategic Plan in 2016. The Plan identifies opportunities and initiatives for the City to consider in planning for age-friendly communities. The City's Official Plan should be developed through the application of an age-friendly lens to ensure that quality of life can be achieved for all ages and abilities. The Official Plan policies should implement the actions and recommendations outlined in the Age-Friendly Strategic Plan, and support age-friendly initiatives, infrastructure, and facilities, with a specific focus on the Age-Friendly Strategic Plan's key opportunity areas of outdoor spaces/building; transportation; and housing. Planning for an age-friendly community helps municipalities make informed future decisions regarding land development, parks and open space, transportation, and social services. Age-friendly community planning will ensure that community investments and adaptations in age-friendly infrastructure and services are implemented as needed. The City endeavors to be a leader in age-friendly community planning.

Recommendation 8 – Official Plan policies, such as housing, transportation, and parks and open space, should be updated to reflect age-friendly considerations, as outlined in the City's Age-Friendly Strategic Plan (2016), as appropriate.

2.6 Agricultural / Rural Policies

While there are no prime agricultural areas identified in the City, the Official Plan Review will include an analysis of agricultural and rural land use policies. Policies will be updated to reflect the 2024 PPS and the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016), with respect to agriculture-related uses and on-farm diversified uses. As part of the One Window pre-consultation meeting, the Province confirmed that Kenora does not have any prime agricultural land (i.e. Class 1, 2 or 3 soil types).

The 2024 PPS encourages the establishment of near-urban and urban agriculture that support local food networks and foster a strong agri-food network.

Recommendation 9 – Update Official Plan policies to support the establishment of agricultural uses, agriculture-related uses, and on-farm diversified uses in rural areas in accordance with provincial standards. Include policies that support urban agriculture to reflect the 2024 PPS.

2.7 Climate Change

Climate change is expected to result in more variable and extreme weather patterns and events such as flooding, droughts, and wildland fires, placing communities at risk for property and infrastructure damage, as well as posing public health and safety hazards. The 2024 PPS mandates local planning authorities to support climate change adaptation through land use and development decisions.

Recommendation 10 – The City has adopted several plans and studies that support climate change adaptation. Policies should be added to the Official Plan in alignment with the Sustainability Action Plan (2022) and Asset Management Plan (2022). A new Wildland Fire Hazard Schedule is recommended to be added to implement Provincial direction and to illustrate the presence of hazardous forest types.

2.8 Community Improvement Policies

A Community Improvement Plan (CIP) is a planning and economic development tool that enables a municipality to promote community revitalization. In 2017, the City adopted three (3) Community Improvement Plans:

- Former Mill Site Community Improvement Plan;
- Harbourtown Centre Community Improvement Plan; and

Keewatin Community Improvement Plan.

Through CIPs, municipalities can promote reinvestment and redevelopment by establishing financial incentive programs. These programs may support affordable housing, brownfield redevelopment, façade and signage improvements, landscaping, and gateway features, among other initiatives. CIPs can also include municipal leadership strategies (e.g. streetscape improvements). CIPs are required to conform to the Official Plan. Before a CIP may be adopted, a CIP Project Area must be identified and designated through a municipal By-law.

Concurrently with the Official Plan and Zoning By-law Review, the City is reviewing its three (3) existing CIPs – Harbourtown Centre, Former Mill Site, and Keewatin –and replacing them with a single, integrated CIP for the entire City. The new CIP will contain expanded and enhanced financial incentive programs, with an added focus on fostering housing development opportunities and providing related incentives across the City.

Recommendation 11 - The Official Plan policies should be revised to reflect the new CIP priorities and the Community Improvement Project Areas.

2.9 Cultural Heritage and Archaeological Resources

There are currently nine (9) designated cultural heritage properties in the City that are designated under Part IV of the Ontario Heritage Act, including the former Kenricia Hotel located at 155 Main Street South. Additionally, the City maintains its own Municipal Heritage Register of designated properties and includes an additional 18 listed (i.e., non-designated) heritage properties.

Section 5.2.2 Archaeology Resources of the City's current Official Plan includes policies that address requirements for marine archaeology surveys and reporting of marine archaeological resources to the Ministry of Tourism, Culture and Sport (i.e., Ministry of Citizenship and Multiculturalism). There may be archaeological potential for marine archaeological resources in the area given Kenora's proximity to numerous waterbodies and shorelines. It is noted that marine archaeological assessments do not follow the MCM's 2011 Standards and Guidelines for Consultant Archaeologists. However, given the proposed changes under Bill 46, this will be monitored through the Official Plan Review to determine if there are any proposed changes that would have an impact on Official Plan policies.

The Official Plan policies will be updated to provide policy direction on the studies that may be required for development applications, including cultural heritage assessments and archaeological assessments. The need for any studies would be determined by the City through a pre-consultation meeting with a proponent.

Official Plan policies will also be updated to reflect recent legislative changes, that have amended changes to the Ontario Heritage Act (OHA), which are further discussed in **Section 2.1** of this Report.

Recommendation 12 – The cultural heritage and archaeological resources policies should be updated to reflect the 2024 PPS, recently approved Acts, and include the required studies that are to be submitted at the time of a development application. Official Plan policies should be updated to reference marine archaeology given Kenora's location along shorelines and waterbodies.

2.10 Housing

Through the online Community Survey, community members generally expressed support for more housing options in the City, with a prominent focus on increasing the supply of housing. The recommendations in this section are intended to meet the requirements of the Planning Act (e.g. to authorize additional residential units) and PPS direction to accommodate an appropriate range and mix of residential uses (including additional residential units, affordable housing, and housing for older persons).

The City of Kenora is currently undergoing a Housing Needs Assessment, which is anticipated to be completed in Fall 2025. The Official Plan should be updated to reflect the results of this assessment.

Recommendation 13 – Revise Official Plan policies to encourage construction that enables housing affordability, as well as to provide more opportunities for intensification of housing developments at a density which efficiently uses land, resources, infrastructure, public lands and community facilities. Develop policies that encourage higher-density residential developments within the proposed Strategic Growth Areas designation.

Recommendation 14 – Update Official Plan policies to reflect the outcomes of the Housing Needs Assessment.

2.10.1 Housing Affordability

Housing affordability has been recognized by the City as a key priority in guiding community development in the future. The outcome of this Plan should be reflected in the new Official Plan. In addition, to conform to the PPS 2024, the City is to establish and implement minimum targets for the provision of housing which is affordable to low and moderate-income households, and which aligns with applicable housing and homelessness plans.

Recommendation 15 – Update Official Plan policies to reflect the 2024 PPS. Develop policies to direct development and promote the availability of a full range of housing types (e.g. purpose-built housing, affordable housing, rental units, etc.), to meet a range of identified needs.

2.10.2 Additional Residential Units

Additional residential units (formerly referred to as second units) are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling. Examples include basement apartments, in-law flats, and garden suites contained within a separate ancillary structure, such as above a detached garage.

In November 2022, the Province of Ontario made changes to the Planning Act under Bill 23, requiring municipal zoning by-laws to permit up to three residential units anywhere that a single detached house, a semi-detached house, or a townhouse is permitted. The City adopted By-law No. 167-2023 and By-law No. 167-2023 on December 20, 2023, amended the current Official Plan and Zoning By-law to update policies and zoning provisions s to support the development of additional residential units. The City currently permits up to four (4) dwelling units in the R2 Zone and up to three (3) dwelling units in all other zones.

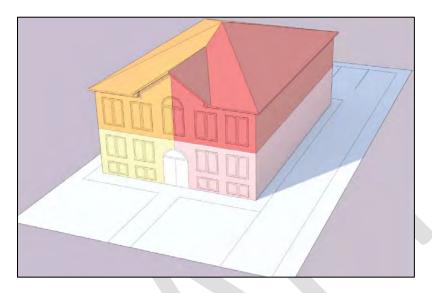
In December 2024, the Province of Ontario enacted changes to Ontario Regulation 299/19 to apply additional restrictions around additional residential units, which included:

- Allowing lots containing an additional residential unit to have maximum lot coverage of 45%;
- Where a Zoning By-law includes angular plane requirements, buildings with additional residential units would be exempt;
- Where a Zoning By-law includes Floor Space Index requirements, parcels containing an additional residential unit would be exempt;
- All minimum lot size and lot area requirements that are specific to parcels containing an additional residential unit would to be applied; and
- Restricting building distance separation requirements associated with any building containing additional residential units to a maximum of 4 metres.

The City of Kenora is expanding housing choices in the City and exploring opportunities to permit up to four units on residential lots, by allowing up to three additional residential units on existing residential lots, and/or enabling the development of more flexible building typologies including four-unit dwellings (fourplex) as-of-right. **Figure 1**, below illustrates an example of a block style fourplex with a common entrance, however other configurations

may include townhouses, and converted dwellings. To move forward with this approach, the City would need to present options to Council, and the Public, for feedback.

Figure 1: Example of a four-unit dwelling (fourplex) (prepared by WSP)



Recommendation 16 – Update Official Plan policies for additional residential units, subject to relevant planning considerations. Add policies that allow a wider range of housing typologies, and permit 4 units as-of-right to facilitate higher densities within the Strategic Growth Areas Overlay.

2.10.3 Short-Term Accommodations

Short-term accommodation refers to private rentals of a dwelling (e.g. house, townhouse, condominium, apartment and secondary suites) for less than 30 days (e.g. through online platforms like Airbnb). The outcome of the online Community Survey indicated that short-term accommodations should be regulated to minimize the loss of housing supply and the impact on the neighborhood character.

Recommendation 17 – Policies concerning potential regulation of short-term accommodations may be considered for inclusion in the Official Plan, related to impacts on loss of housing supply, neighbourhood character, and nuisances.

2.10.4 Mobile Home Parks

The City of Kenora's existing Official Plan does not include policies regarding Mobile Home Parks. The updated Official Plan should include policies that address the development of new mobile home parks.

Recommendation 18 – Include policies that limit the development of new mobile home parks and include the requirement of a Zoning By-law Amendment to permit any new Mobile Home developments.

2.11 Indigenous Engagement

The City of Kenora is on the traditional territory of the Anishinaabe and Metis of Treaty #3. The City of Kenora was originally the land base of one (1) collective First Nation community, which was separated into three (3) communities now known as Wauzhushk Onigum (Rat Portage), Niisaachewan, and Washagamis Bay First Nations. The City now sustains many other First Nations communities and Metis peoples. Indigenous communities not only have statutory rights over reserve lands, they also have treaty and inherent rights in their traditional territories which must be respected and affirmed.

The Province directs planning authorities to undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights. Additionally, the Province directs planning authorities to engage with Indigenous communities and ensure their interests with regards to cultural heritage and archaeological resources. From the Phase 2 engagement activities, we heard that there is significant interest in collaborating with Indigenous communities to support positive growth, development, and the natural environment.

Recommendation 19 – The Official Plan should include a land acknowledgment that recognizes the important role that Indigenous communities play within and around the City.

Recommendation 20 – Policies supportive of development in collaboration with the Anishinaabe and Metis of Treaty #3, including the three First Nations communities: Wauzhushk Onigum, Niisaachewan, and Washagamis Bay should be considered.

Recommendation 21 – Policies related to climate change, sustainability, natural heritage, and the environment should consider language that supports partnership with Indigenous communities.

2.12 Natural Hazards

The existing Official Plan identifies certain lands along the Winnipeg River and Lake of the Woods as 'Hazard Lands'. The same wording is used to identify contaminated lands. In order, to appropriately identify these lands that are subject to flooding and/or slope hazards, it is

recommended to rename these lands as 'Natural Hazards' in the updated Official Plan. Consequently, the term 'Hazard Lands' should only be used to identify contaminated lands. The Official Plan policies and schedules should identify where a Record of Site Condition (RSC) shall be required to support re-use of a site, and identify contaminated sites, including known or suspected areas of groundwater contamination.

Recommendation 22 – Update terminology in the Official Plan to use 'Natural Hazards' to describe lands prone to flooding and/or slope hazards and update the Official Plan Schedules with up-to-date floodplain and slope stability mapping, as required. Schedules should be updated to identify where Record of Site Condition (RSC) may be required, for contaminated sites, including known or suspected areas of groundwater contamination.

2.13 Natural Heritage

Updates to the natural heritage policies in the Official Plan are required to ensure consistency with the 2024 PPS and the Province's Natural Heritage Reference Manual, Second Edition (2010). The Official Plan policies should reflect the community's desire for protection and celebration of the natural heritage features and areas.

Comments received from Ministry of Natural Resources (MNR) on November 25, 2024, in response to the One-Window pre-consultation confirmed there are no Areas of Natural and Scientific Interest (ANSIs) in Kenora. They also indicated there is one (1) Provincially Significant Wetland Evaluated, Laurenson's Creek, and one (1) Non-Provincially Significant Wetland Evaluated, Mink Bay. In addition, since the City is situated on the Canadian Shield, the provincial policies for Significant Woodlands east and south of the Canadian Shield do not apply.

The Ministry of Environment, Conservation, and Parks (MECP) also provided comments through the One-Window pre-consultation, which included lake capacity concerns. Official Plan policies will reflect lake capacity concerns and address water quality and quantity, groundwater protection, water supply, and wells.

Recommendation 23 – Natural heritage features and areas policies should be revised in accordance with the 2024 PPS, and Ministry comments received through the One-Window pre-consultation meeting.

2.14 Schedules

Four (4) new land use schedules should be updated with an Annex / developed as follows:

- Schedule A Settlement Area: Indicating land use designations within the Settlement Area;
- Schedule B Rural Area: Indicating land use designations outside of the Settlement Area;
- Schedule C Natural Heritage and Development Constraints: Indicating natural features such as wetlands, watercourses, and development constraints such as abandoned mine sites, mineral aggregate resources, and natural hazard lands throughout the City; and
- Schedule D Potential Wildland Fire Hazards: Indicating areas of high and extreme potential for wildland fires throughout the City, based on forest types and Provincial data.

Recommendation 24 – The Official Plan should include updated Schedules with the most current mapping information available.

2.15 Waterfront Development

There is a need to ensure that appropriate Official Plan policies are in place to protect the City's waterfront area's unique physical and environmental character. Concerns have been expressed regarding the scale, height, and setbacks of new development and the redevelopment of waterfront properties. Furthermore, the same concerns apply to accessory buildings and the impacts on adjacent properties and on the natural environment, natural and built heritage, and visual impacts. The existing Official Plan contains general waterfront development policies which should be clarified.

Given the importance of the natural environment, and the scale of development that has been occurring, the development of waterfront design guidelines should be established to inform waterfront development policies in the new Official Plan. Some examples of design guidelines for waterfront development used in other municipalities that could be considered include:

- Appearance of waterfront development from the land and from the water;
- Dwelling size relative to island and lot size and lot frontage;
- Boathouse and dock guidelines;
- Protection of views;
- Built form, massing, and building materials; and
- Limiting hardened shorelines in development / redevelopment of waterfront properties, and encouraging shoreline naturalization, where feasible.

These guidelines would serve as a tool to assist the City in evaluating development applications to ensure any proposed development respects and blends into the natural

environment. The guidelines would be developed to ensure that the ecological integrity of shorelines and protection of water quality are maintained, while recognizing the importance of protecting shorelines and islands from overdevelopment and restoring shorelines to a naturalized state. The guidelines could also address boathouses in terms of establishing size, visual impact, height, lift mechanisms to clear water and ice, building materials, and water protection. Additionally, the guidelines and Official Plan policies would inform the implementing Zoning By-law.

Recommendation 25 – Update the Official Plan policies to protect the unique physical and environmental character of the waterfront.

2.16 Wildland Fire Hazards

The updated Official Plan is required to address the risks associated with development near the presence of hazardous forest types for wildland fire, in order to be consistent with the PPS.

Recommendation 26 – Address wildland fire hazards as outlined in Appendix A, by:

- Including a Schedule illustrating lands within the City which are at high risk for wildland fire; and
- Including policies which generally direct development away from lands that are unsafe for development due to the presence of hazardous forest types, unless mitigation is undertaken.

2.17 TransCanada Pipeline

TransCanada PipeLines Limited (TCPL) has requested amendments pertaining TransCanada Pipeline policies and regulations to be reflected in the new Official Plan and Zoning By-law to regulate development in proximity to the TransCanada Pipeline. The new Official Plan should identify the TransCanada Pipeline on the updated Schedules, and should also be reflected in the new Zoning By-law.

Recommendation 27 – Update Official Plan policies and Schedules to align with requested amendments from TCLP.

3.0 Proposed Official Plan Format

The new Official Plan format is proposed to be revised to include modern design, user friendly and accessible graphics, best practices, and updated policies and sections as required.

City of Kenora Official Plan and Zoning By-law Review

Appendix B contains a draft Table of Contents for the new Official Plan. A draft template has been provided to the City for review and comment.

4.0 Conclusion

In conclusion, the preliminary policy directions and recommendations outlined in this Report provide the foundation for revisions to existing Official Plan policies, and the inclusion of new policies based on Provincial direction and input from the community. The new Official Plan policies will be implemented through the Zoning By-law Review, which will be undertaken concurrently with the Official Plan Review.



Provincial Planning Statement, 2024 Review Table



Appendix A - 2024 Provincial Planning Statement Review Table

The 2024 Provincial Planning Statement (PPS) replaced the 2020 Provincial Policy Statement and came into effect on October 20, 2024. It is our understanding the existing Official Plan (OP) was updated in 2017/18 to conform to the 2014 Provincial Policy Statement.

The following table summarizes new and/or revised 2024 PPS policies that are relevant to the City, and identifies applicable sections of the City's in-effect Official Plan.

The **bold** text in the 'Section and Policy' column indicates significant new information added, as per the 2024 PPS update.

The 'Issues to be Addressed' column identifies 2024 PPS policy issues to be addressed through the Official Plan Review. Text identified in red are proposed policy issues to be addressed through the Official Plan Review.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Chapter 2: Building Homes, Sustaining Strong and Com	petitive Communities	
2.1 Planning for People and Homes		
2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.	1.1 Purpose of the Official Plan 1.3.1 The Challenge Ahead – Kenora's Growth Strategy	Update policy language to reflect a time horizon of up to 25 years, as opposed to 20 years. *Draft policies were included to revise the planning horizon in the Draft OP (2021).
Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
update, this additional growth shall be incorporated		
into the official plan and related infrastructure plans.		
2.1.4	3.2 Affordable Housing	Provide the ability to accommodate residential
To provide for an appropriate range and mix of		growth for a minimum of 15 years instead of 10
housing options and densities required to meet		years, as outlined in Section 1.3.1 in the OP.
projected requirements of current and future residents		
of the regional market area, planning authorities shall:		Include a policy to maintain a minimum 5-
a) maintain at all times the ability to		year supply of residential land with servicing
accommodate residential growth for a		capacity through lands zoned to facilitate
minimum of 15 years through lands which are		residential intensification and redevelopment.
designated and available for residential		
development; and		
b) maintain at all times where new development		
is to occur, land with servicing capacity		
sufficient to provide at least a three-year		
supply of residential units available through		
lands suitably zoned, including units in draft		
approved or registered plans.		
2.1.6	2.2 Guiding Principles and	Review policies for potential opportunities to
Planning authorities should support the achievement	Objectives	increase multi-unit housing and other options
of complete communities by:		for housing.
 a) accommodating an appropriate range and 	3.2 Affordable Housing	
mix of land uses, housing options,		Update term to "additional dwelling units" per
transportation options with multimodal	3.21 Secondary Dwelling Units	Planning Act changes.
access, employment, public service facilities		
and other institutional uses (including schools		*Draft policies were included in the Draft OP
and associated child care facilities, long-term		(2021), Section 2.2.3, 2.2.6, 3.2 and 3.3.
care facilities, places of worship and		
cemeteries), recreation, parks and open		**Policies may be added to these sections to
space, and other uses to meet long-term		address PPS Section 2.1.6 c).
needs;		

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	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
b)	improving accessibility for people of all ages		
,	and abilities by addressing land use barriers		
	which restrict their full participation in society;		
	and		
c)	improving social equity and overall quality of		
-	life for people of all ages, abilities, and		
	incomes, including equity-deserving groups.		
2.2 Hou	ısing		
2.2.1		1.3.1 The Challenge Ahead -	Consider including a policy which identifies a
Plannir	ng authorities shall provide for an appropriate	Kenora's Growth Strategy	minimum target for housing which is
range (and mix of housing options and densities to		affordable to low or moderate income
meet p	rojected needs of current and future residents	1.4 Settlement Area	households.
of the r	regional market area by:		
a)	establishing and implementing minimum	3.2 Affordable Housing	Add a policy that supports coordination of
	targets for the provision of housing that is		land use planning and planning for housing
	affordable to low and moderate income		with the local Service Manager and DSSAB.
	households, and coordinating land use		
	planning and planning for housing with		The OP, Policy 4.5.2(e) encourages
	Service Managers to address the full range of		redevelopment of industrial buildings in the
	housing options including affordable housing		Industrial Development Area designation.
	needs;		Consider adding a Housing policy section in
b)	permitting and facilitating:		the new OP that addresses intensification and
	1. all housing options required to meet the		redevelopment, including residential uses.
	social, health, economic and wellbeing		
	requirements of current and future		*Draft policies were included in the Draft OP
	residents, including additional needs		Section 1.3, 1.6, and 3.3 that was previously
	housing and needs arising from		submitted in August 2021.
	demographic changes and employment		
	opportunities; and		
	2. all types of residential intensification,		
	including the development and		
	redevelopment of underutilized		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
	commercial and institutional sites (e.g.,		
	shopping malls and plazas) for residential		
	use, development and introduction of		
	new housing options within previously		
	developed areas, and redevelopment,		
	which results in a net increase in		
	residential units in accordance with policy		
	2.3.1.3;		
c)	promoting densities for new housing which	2.2.1 Principle 1 – Sustainable	Principles 1 and 8 include ensuring that growth
	efficiently use land, resources, infrastructure	Development	and development occurs through sustainable
	and public service facilities, and support the		and economically viable land use
	use of active transportation; and	2.2.8 Principle 8 - Multi-Modal	development patterns and ensuring that
d)	requiring transit-supportive development and	Transportation System	effective infrastructure services will be
	prioritizing intensification, including potential		provided in a cost-efficient manner. No
	air rights development, in proximity to transit,		changes required.
	including corridors and stations.		
2.3 Sett	tlement Areas and Settlement Area Boundary Ex	pansions	
2.3.1.2		Various	OP identifies the settlement area as an
Land us	se patterns within settlement areas should be		appropriate location for intensification.
based (on densities and a mix of land uses which:		Consideration should be given to add more
a)	efficiently use land and resources;		policy to continue to monitor the supply of
b)	optimize existing and planned infrastructure		residentially-designated land within the City
	and public service facilities;		and the range of housing produced by type,
c)	support active transportation;		tenure, and affordability.
d)	are transit-supportive, as appropriate; and		
e)	are freight-supportive.		OP policies included to ensure that the
			existence of a municipal services does not
			entitle, justify, or otherwise permit the creation
			of a new use or the expansion of an existing
			use that is otherwise inconsistent with this OP.
			No change required.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
		*Draft policies were included in the Draft OP (2021).
2.3.1.3	4.1.2 Established Area Policies	OP directs the development of new housing
Planning authorities shall support general		towards locations where appropriate levels of
intensification and redevelopment to support the	4.2.2 Residential Development	infrastructure and municipal services are
achievement of complete communities, including by	Area Policies	available. No change required.
planning for a range and mix of housing options and		
prioritizing planning and investment in the necessary	5.4.1 Redevelopment Lands	Consider establishing density targets for
infrastructure and public service facilities.		designated growth areas within the settlement
	5.4.2 New Development Lands	area in the City.
2.3.1.4		
Planning authorities shall establish and implement	6.1 Municipal Services	
minimum targets for intensification and		
redevelopment within built-up areas, based on local		
conditions.	4.1.2 Established Area Policies	Consider establishing density targets for
		designated growth areas within the settlement
2.3.1.5	4.2.2 Residential Development	area in the City.
Planning authorities are encouraged to establish	Area Policies	
density targets for designated growth areas, based		
on local conditions. Large and fast-growing	5.4 Future Development Area	
municipalities are encouraged to plan for a target of		
50 residents and jobs per gross hectare in designated	5.4.1 Redevelopment Lands	
growth areas.		
	5.4.2 New Development Lands	
	6.1 Municipal Services	
2.3.1.6	5.4 Future Development Area	Consider adding phasing policies to guide
Planning authorities should establish and implement		growth and development for designated
phasing policies, where appropriate, to ensure that	5.4.2 New Development Lands	growth areas within the settlement area in the
development within designated growth areas is		City.
orderly and aligns with the timely provision of the		
infrastructure and public service facilities.		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.3.2 New Settlement Areas and Settlement Area	1.4 Settlement Area	OP identifies settlement area as appropriate
Boundary Expansions		location for intensification and areas with
	4.1.2 Established Area Policies	adequate servicing for potential expansion. An
2.3.2.1		adjustment of the settlement area boundary
In identifying a new settlement area or allowing a		may be explored through the Official Plan
settlement area boundary expansion, planning		Review supported by a growth management
authorities shall consider the following:		strategy.
a) the need to designate and plan for additional		
land to accommodate an appropriate range		*Draft policies were included in the Draft OP
and mix of land uses;		(2021), Section 1.6.
b) if there is sufficient capacity in existing or		
planned infrastructure and public service		
facilities; []		
g) the new or expanded settlement area		
provides for the phased progression of urban		
development.		OP identifies settlement area as appropriate
·		location for intensification and areas with
2.3.2.2	1.4 Settlement Area	adequate servicing for potential expansion. An
Notwithstanding policy 2.3.2.1.b), planning		adjustment of the settlement area boundary
authorities may identify a new settlement area only	4.1.2 Established Area Policies	may be explored through the Official Plan
where it has been demonstrated that the		Review supported by a growth management
infrastructure and public service facilities to support		strategy.
development are planned or available.		
2.4 Strategic Growth Areas		
2.4.1.1	4 Land Use Designations	OP identifies strategic sites through
Planning authorities are encouraged to identify and		designations in order to promote economic
focus growth and development in strategic growth		development.
areas.		
		Consider adding further policies to bolster
		these sites as strategic growth areas, such as
		the City's downtown, lands in proximity to
		major transportation corridors, or areas where

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	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
			growth and redevelopment are anticipated to
			be focused.
2.1.4.2		4 Land Use Designations	Review current land use designations to re-
To sup	port the achievement of complete		identify strategic growth areas and undertake
comm	unities, a range and mix of housing options,		revisions to policies to address support the
intens	fication and more mixed-use development,		creation of complete communities.
strate	gic growth areas should be planned:		
a)	to accommodate significant population and		
	employment growth;		
b)	as focal areas for education, commercial,		
	recreational, and cultural uses;		
c)	to accommodate and support the transit		
	network and provide connection points for		
	inter- and intra-regional transit; and		
d)	to support affordable, accessible, and		
	equitable housing.		
2.1.4.3		4 Land Use Designations	Review permitted uses in land use
	ng authorities should:		designations to expand opportunities for
a)	prioritize planning and investment for		permitting mixed-use residential development
	infrastructure and public service facilities in		in the City.
_	strategic growth areas;		
b)	, , , , ,		Consider adding a policy that would enable
	development in strategic growth areas and		the development of a future student housing
_	the transition of built form to adjacent areas;		strategy.
c)	•		
	strategic growth areas to support the		
	achievement of complete communities and a		
_	compact built form;		
d)	3, 3,		
	planning for strategic growth areas; and		
e)	support redevelopment of commercially-		
	designated retail lands (e.g., underutilized		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
	shopping malls and plazas), to support		
	mixed-use residential.		
2.6 Rur	al Lands in Municipalities		
2.6.1	·	4.8 Rural Area	Consider including a policy that allows lot
On ruro	al lands located in municipalities, permitted uses	4.8.1 Permitted Uses	creation that is locally appropriate in rural
are:			areas.
a)	the management or use of resources;		
b)	resource-based recreational uses (including		OP includes a variety of agricultural permitted
	recreational dwellings not intended as		uses in rural areas. Consideration for inclusion
	permanent residences);		of a reference to "in accordance with
c)	residential development, including lot creation,		provincial standards" under Policy 4.8.1(e).
	where site conditions are suitable for the		
	provision of appropriate sewage and water		*Draft policies were included in the Draft OP
	services;		(2021), Section 8.8.3 Land Division – Creation
d)	agricultural uses, agriculture-related uses, on-		of New Lots.
	farm diversified uses and normal farm		
	practices, in accordance with provincial		
	standards;		
e)	home occupations and home industries; f)		
	cemeteries; and g) other rural land uses.		
2.8 Em	ployment		
2.8.1 Su	pporting a Modern Economy	2.2.4 Principle 4 – Diversified	Consider a review of employment areas as
2.8.1.1		Economy	part of the OP review.
Plannir	ng authorities shall promote economic		
develo	pment and competitiveness by:	8.2 Community Improvement	Consider revising Policy 4.5.1(f) to prohibit
a)	providing for an appropriate mix and range of		residential development opposed to stating
	employment, institutional, and broader mixed		"Residential development shall not be
	uses to meet long-term needs;		permitted in conjunction with industrial
b)	providing opportunities for a diversified		development unless Council is satisfied that
	economic base, including maintaining a range		the residential component is a necessary
	and choice of suitable sites for employment		component of the industrial use such as a
	uses which support a wide range of economic		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
	activities and ancillary uses, and take into account the needs of existing and future businesses;	j	caretaker's residence. Severances of the residential uses shall not be permitted."
c)	identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;		Consider requiring employment areas planned for industrial and manufacturing uses to justify appropriate transition to adjacent non-employment areas.
d)	encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and		*Draft policies were included in the Draft OP (2021), Section 4.5.1(6).
е)	•		
2.8.2 Eı	mployment Areas		
warehesensiti encou mixed	rial, manufacturing and small-scale ousing uses that could be located adjacent to ve land uses without adverse effects are raged in strategic growth areas and other -use areas where frequent transit service is ble, outside of employment areas.	4.5 Industrial Development Area	Review Employment Policies for the inclusion of land use conflict mitigation policies. Consider the inclusion of a commercial designation or buffering policies within the employment area policies to reduce conflicts.
emplo where mitiga econor existin	ition to policy 3.5, on lands within 300 metres of yment areas, development shall avoid, or avoidance is not possible, minimize and te potential impacts on the long-term mic viability of employment uses within g or planned employment areas, in lance with provincial guidelines.	4.5 Industrial Development Area	Review Employment Policies for the inclusion of land use conflict mitigation policies. Consider the inclusion of a commercial designation or buffering policies within the employment area policies to reduce conflicts.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.8.1.4		
2.8.1.4 Major office and major institutional development		
should be directed to major transit station areas or		
other strategic growth areas where frequent transit		
service is available.		
2.8.2.3	4.5 Industrial Development Area	Review the policies in the Industrial
Planning authorities shall designate, protect and	4.5 industrial bevelopment Area	Development Area designation and ensure
plan for all employment areas in settlement areas by:		that permitted uses are consistent with the
a) planning for employment area uses over the		2024 PPS. Section 4.5.1 of the OP permits limited
long-term that require those locations		commercial uses, including large-scale
including manufacturing, research and		special purpose retail uses, as well as limited
development in connection with		residential that is deemed as a necessary
manufacturing, warehousing and goods		component of the primary industrial use. These
movement, and associated retail and office		uses will be deleted from employment area
uses and ancillary facilities;		designations in the settlement area.
b) prohibiting residential uses, commercial		a congression and consecution and an
uses, public service facilities and other		Consider adding policies that pertain to the
institutional uses;		use of design guidelines for industrial
c) prohibiting retail and office uses that are not		development that address items such as
associated with the primary employment		massing, façade treatment, and landscaping.
use;		
d) prohibiting other sensitive land uses that are		
not ancillary to uses permitted in the		
employment area; and		
e) including an appropriate transition to		
adjacent non-employment areas to ensure		
land use compatibility and economic		
viability.		
2.8.2.4	Various	Consider a review of employment areas as
Planning authorities shall assess and update		part of the OP review.
employment areas identified in official plans to		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
ensure	that this designation is appropriate to the		
planne	d function of employment areas. In planning		
for em	ployment areas, planning authorities shall		
mainta	in land use compatibility between sensitive		
land us	ses and employment areas in accordance with		
policy	3.5 to maintain the long-term operational and		
econor	nic viability of the planned uses and function		
of thes	e areas.		
2.8.2.5		4.5 Industrial Development Area	Policy 4.5.2(d) of the OP speaks to the
Planniı	ng authorities may remove lands from		consideration of proposals to convert
	yment areas only where it has been		Industrial Development Area to other purposes
demon	strated that:		shall have. No change required.
a)	there is an identified need for the removal		
	and the land is not required for employment		Consider adding additional considerations to
	area uses over the long term;		the above noted policy to speak to provincially
b)	the proposed uses would not negatively		significant areas as identified in PPS, Policy
	impact the overall viability of the		1.3.2.5.
	employment area by:		
	1. avoiding, or where avoidance is not		
	possible, minimizing and mitigating potential		
	impacts to existing or planned employment		
	area uses in accordance with policy 3.5;		
	2. maintaining access to major goods		
	movement facilities and corridors;		
c)	• .		
	service facilities are available to		
	accommodate the proposed uses; and		
d)	the municipality has sufficient employment		
	lands to accommodate projected		
	employment growth to the horizon of the		
	approved official plan.		
2.9 Ene	rgy Conservation, Air Quality and Climate Chan	ge	

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.9.1	3.3 Air Quality and Climate	Consider including policies to reduce or
Planning authorities shall plan to reduce greenhouse	Change	minimize the adverse impacts associated with
gas emissions and prepare for the impacts of a		climate change.
changing climate through approaches that:		
 a) support the achievement of compact, 		
transit-supportive, and complete communities:		
b) incorporate climate change considerations in		
planning for and the development of		
infrastructure, including stormwater		
management systems, and public service facilities;		
c) support energy conservation and efficiency;		
d) promote green infrastructure, low impact		
development, and active transportation,		
protect the environment and improve air		
quality; and		
e) take into consideration any additional		
approaches that help reduce greenhouse gas		
emissions and build community resilience to		
the impacts of a changing climate.		
Chapter 3: Infrastructure and Facilities		
3.1 General Policies for Infrastructure and Public Servic	e Facilities	
3.1.3	3.20 Public Uses	Consider revising OP Section 3.20 Public Uses
Infrastructure and public service facilities should be		to include emergency services, as well as
strategically located to support the effective and		policies which speak to supporting effective
efficient delivery of emergency management services,		and efficient delivery of emergency services.
and to ensure the protection of public health and		
safety in accordance with the policies in Chapter 5:		*Draft policies were included in the Draft OP,
Protecting Public Health and Safety.		Section 3.19.2.
3.1.5		Review policies of the OP for consistency with
		the PPS.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Planning authorities, in collaboration with school		
boards, should consider and encourage innovative		
approaches in the design of schools and associated		
child care facilities, such as schools integrated in		
high-rise developments, in strategic growth areas,		
and other areas with a compact built form.		
3.3 Transportation and Infrastructure Corridors		
3.3.5	Section 7 Transportation	Consider providing policy that states the co-
The co-location of linear infrastructure should be		location of linear infrastructure should be
promoted, where appropriate.		promoted, where appropriate.
		*Draft policies were included in the Draft OP,
A		Section 7.
3.5 Land Use Compatibility		
3.5.1	3.15 Land Use Compatibility	OP identifies that mitigation measures are
Major facilities and sensitive land uses shall be		encouraged when odour, noise and other
planned and developed to avoid, or if avoidance is not		contaminants are present. No change
possible, minimize and mitigate any potential adverse		required.
effects from odour, noise and other contaminants,		
minimize risk to public health and safety, and to ensure		
the long-term operational and economic viability of		
major facilities in accordance with provincial		
guidelines, standards and procedures.		
3.5.2	3.15 Land Use Compatibility	Consider including a policy to address this
Where avoidance is not possible in accordance with		section of the PPS.
policy 3.5.1, planning authorities shall protect the long-		
term viability of existing or planned industrial,		*Draft policies were included in the Draft OP.
manufacturing or other major facilities that are		Section 3.14.
vulnerable to encroachment by ensuring that the		
planning and development of proposed adjacent		
sensitive land uses is only permitted if potential		
adverse affects to the proposed sensitive land use		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
are mi	nimized and mitigated, and potential impacts	J	
to indu	ıstrial, manufacturing or other major facilities		
are mi	nimized and mitigated in accordance with		
provin	cial guidelines, standards and procedures.		
3.6 Sev	vage, Water and Stormwater		
3.6.1		Section 6 Municipal Services	Consider including policies which prepare
Plannir	ng for sewage and water services shall:		municipalities for the impacts of a changing
a)	accommodate forecasted growth in a timely		climate on their municipal services.
	manner that promotes the efficient use and		
	optimization of existing municipal sewage		*Draft policies were included in the Draft OP,
	services and municipal water services and		Section 3.17 Stormwater Management.
	existing private communal sewage services		
	and private communal water services;		Note to City: WSP's client, 2B Developments
b)	ensure that these services are provided in a		has confirmed that they would be happy to
	manner that:		discuss communal servicing with City staff at
	1. can be sustained by the water resources		a future meeting.
	upon which such services rely;		
	2. is feasible and financially viable over their		
	lifecycle;		
	3. protects human health and safety, and the		
	natural environment, including the quality		
	and quantity of water; and		
	4. aligns with comprehensive municipal		
	planning for these services, where		
-1	applicable.		
е)	consider opportunities to allocate, and re- allocate if necessary, the unused system		
	capacity of municipal water services and		
	municipal sewage services to support		
	efficient use of these services to meet current		
	and projected needs for increased housing		
	supply; and		
	auppiy, unu		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
f) be in accordance with the servicing options		
outlined through policies 3.6.2, 3.6.3, 3.6.4		
and 3.6.5.		
3.6.3	6.2 Private Services	Section 6.2(h) of the OP states, "New residential
Where municipal sewage services and municipal		development serviced by communal water
water services are not available, planned or feasible,		and sewage services will not be permitted."
private communal sewage services and private		Consideration should be given to revising this
communal water services are the preferred form of		policy to address the preferred form of
servicing for multi-unit/lot development to support		servicing for multi-unit/lot development where
protection of the environment and minimize potential		municipal sewage services and municipal
risks to human health and safety.		water services are not available.
		*Draft policies were included in the Draft OP,
		Section 6.2.9.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
3.6.4	Section 6 Municipal Services	Assess the long-term impacts on individual on
Where municipal sewage services and municipal	·	on-site sewage services and individual on-site
water services or private communal sewage services		water services.
and private communal water services are not		
available, planned or feasible, individual on-site		*Draft policies were included in the Draft OP,
sewage services and individual on-site water services		Section 6.1.1.
may be used provided that site conditions are suitable		
for the long-term provision of such services with no		
negative impacts.		
At the time of the official plan review or update,		
planning authorities should assess the long-term		
impacts of individual on-site sewage services and		
individual on-site water services on environmental		
health and the financial viability or feasibility of other		
forms of servicing set out in policies 3.6.2 and 3.6.3.		
3.6.5	6.2 Private Services	Considering adding a policy which speaks to
Partial services shall only be permitted in the following		when partial services have been provided to
circumstances:		address failed services.
a) where they are necessary to address failed		
individual on-site sewage services and		
individual on-site water services in existing		
development;		
b) within settlement areas, to allow for infilling		
and minor rounding out of existing		
development on partial services provided that		
site conditions are suitable for the long-term		
provision of such services with no negative		
impacts; or		
c) within rural settlement areas where new		
development will be serviced by individual		
on-site water services in combination with		

	2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
	municipal sewage services or private communal sewage services.		
	communa sewage services.		
3.6.6			
	l areas, where partial services have been		
-	ed to address failed services in accordance		
-	olicy 3.6.5.a), infilling on existing lots of record e permitted where this would represent a		
-	e permitted where this would represent a l and financially viable connection to the		
•	g partial service and provided that site		
	ions are suitable for the long-term provision of		
	ervices with no negative impacts.		
3.6.8		3.18 Surface and Groundwater	The last paragraph of the OP, Section 3.18
	ng for stormwater management shall:	Water Quality	should be revised per PPS Section 3.6.8.
	be integrated with planning for sewage and	,	· ·
	water services and ensure that systems are		*Draft policies were included in the Draft OP,
	optimized, retrofitted as appropriate, feasible		Section 3.17 Stormwater Management.
	and financially viable over their full life cycle;		
b)			
	increases in stormwater volumes and		
	contaminant loads;		
c)	minimize erosion and changes in water		
	balance including through the use of green		
.1\	infrastructure;		
d)	, ,,		
e)	property and the environment; maximize the extent and function of vegetative		
e)	and pervious surfaces;		
f)	promote best practices, including stormwater		
.,	attenuation and re-use, water conservation		
	and efficiency, and low impact development;		
	and		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
g) align with any comprehensive municipal		
plans for stormwater management that		
consider cumulative impacts of stormwater		
from development on a watershed scale.		
3.8 Energy Supply		
3.8.1	3.10 Energy	The OP addresses energy conservation and
Planning authorities should provide opportunities for		supports and encourages alternative energy
the development of energy supply including electricity		systems and renewable energy sources for
generation facilities and transmission and distribution		both residential and non-residential
systems, energy storage systems, district energy,		developments. No changes required.
renewable energy systems, and alternative energy		
systems, to accommodate current and projected		
needs.		
4.0 Wise Use and Management Resources		
4.2 Water		
Development and site alteration shall be restricted in	3.18 Surface and Groundwater	The OP includes policies that restrict
or near sensitive surface water features and sensitive	Water Quality	development in proximity to sensitive surface
ground water features such that these features and		water features and groundwater features, and
their related hydrologic functions will be protected,		enabling policy for the requirement of a
improved or restored, which may require mitigative		groundwater protection study.
measures and/or alternative development		
approaches		
4.2.3	3.3 Air Quality and Climate	Consider policies regarding evaluating and
Municipalities are encouraged to undertake, and large	Change	preparing for the impacts of a changing
and fast-growing municipalities shall undertake		climate to water resource systems at the
watershed planning to inform planning for sewage	3.18 Surface and Groundwater	watershed level.
and water services and stormwater management,	Water Quality	
including low impact development, and the protection,		*Draft policies were included in the Draft OP
improvement or restoration of the quality and quantity		Section 3.5 Climate Change and 3.23
of water.		Watersource Protection Area.
4.3 Agriculture		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
4.3.1.1	4.8 Rural Area	There are no designated prime agricultural
Planning authorities are required to use an agricultural		lands in the City, however agricultural type
system approach, based on provincial guidance, to		uses are permitted in the Rural area. Policies
maintain and enhance a geographically continuous		will need to be updated to reflect OMAFRA's
agricultural land base and support and foster the		2016 Guidelines for Permitted Uses in
long-term economic prosperity and productive		Agricultural Areas.
capacity of the agri-food network.		
, ,		*Draft policies were included in the Draft OP
		Section 1.6 Settlement Area, but will need to
		be updated to new PPS
4.3.2.3	3.15.1 Agricultural Uses and	The OP includes policies for agricultural uses
New land uses in prime agricultural areas, including	Cemeteries	which require them to meet the minimum
the creation of lots and new or expanding livestock		distance separation requirements. No changes
facilities, shall comply with the minimum distance		required.
separation formulae.		
4.3.6 Supporting Local Food and the Agri-food	3.23 Urban Agriculture	The OP includes policies that address urban
Network		agriculture in Kenora, including permitting
		community gardens, supporting infrastructure,
4.3.6.1		and identifying opportunities for partnership.
Planning authorities are encouraged to support local		No changes required.
food, facilitate near-urban and urban agriculture,		
and foster a robust agri-food network.		
4.5 Mineral Aggregate Resources		
4.5.2.4	5.5 Aggregate and Mineral	The OP includes policies for mineral aggregate
Mineral aggregate operations shall be protected from	Resources	resources. No changes required.
development and activities that would preclude or		
hinder their expansion or continued use or which		
would be incompatible for reasons of public health,		
public safety or environmental impact. Existing mineral		
aggregate operations shall be permitted to continue		
without the need for official plan amendment, rezoning		
or development permit under the Planning Act. Where		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
the Aggregate Resources Act applies, only processes		
under the Aggregate Resources Act shall address the		
depth of extraction of new or existing mineral		
aggregate operations. When a license for extraction or		
operation ceases to exist, policy 4.5.2.5 continues to		
apply.		
4.6 Cultural Heritage and Archaeology		
2.6.5	5.2 Cultural Heritage Resources	The OP recognizes the interest of local
Planning authorities shall engage with Indigenous	_	Indigenous communities in conserving cultural
communities and consider ensure their interests are		heritage and archeological resources.
considered when identifying, protecting and		However, consideration should be given to
managing archaeological resources, built heritage		including policies which require engagement
resources and cultural heritage landscapes.		with Indigenous communities.
		*Draft policies were included in the Draft OP
		Section 5.3 Cultural Heritage and
		Archaeological Resources, Section 5.3.1
		Cultural Heritage Policies, and Section 5.3.2
		Indigenous Values.
Chapter 5 Protecting Public Health and Safety		
Some polices have been removed/revised. However,	n/a	No change required.
no significant changes to note.		
Chapter 6 Implementation and Interpretation		
6.2 Coordination		,
6.2.2	2.2.9 Principle 9 – Community and	The OP includes objectives for Indigenous
Planning authorities shall undertake early	Aboriginal Engagement	engagement, however, consider providing
engagement with Indigenous communities and		policy related to engaging with Indigenous
coordinate on land use planning matters to facilitate		communities and coordination on land use
knowledge-sharing, support consideration of		planning matters.
Indigenous interests in land use decision-making		
and support the identification of potential impacts of		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed		
decisions on the exercise of Aboriginal or treaty		*Draft policies were included in the Draft OP		
rights.		Section 2.2.9 Community and Aboriginal		
		Engagement.		
8.0 Definitions				
Numerous definition changes.	Section 9 Interpretation	The Official Plan does not include a definitions section. A statement should be included which refers to the definitions of the PPS and that they apply to the OP.		
		Ensure policies align with new PPS definitions.		

Appendix B: Draft New Official Plan Table of Contents



City of Kenora – Draft Official Plan – Proposed Table of Contents

(Please note: New proposed sections are generally highlighted in yellow; other changes are in grey)

Section 1: Introduction to the Official Plan

- 1.1 Purpose of the Official Plan
- 1.2 Community Context
- 1.3 Basis of the Plan
- 1.3 Growth Management The Challenge Ahead Kenora's Crowth Strategy

1.4 Vacant Lands

- 1.5 Effect of the Official Plan
- 1.6 How to use this Official Plan Structure of the Official Plan
- 1.7 Interpretation of the Plan How to Read the Official Plan

Section 2: Vision and Community Priorities (City Vision)

- 2.1 Vision
- 2.2 Community Priorities (Guiding Principles and Objectives)

Section 3: Community Services, Recreation & Cultural Heritage (reorganized from General Development Policies)

3.1 Planning our Communities

- 3.1.1 Accessory Uses
- 3.1.2 Age-Friendly
- 3.1.3 Community and Neighbourhood Design
- 3.1.4 Public Uses
- 3.1.5 Waterfront Development (Water Lots, Dock and Shoreline Development; Water Lots)

3.2 Cultural Heritage and Archaeological Resources

- 3.2.3.1 Cultural Heritage Resources
- 3.2.3.2 Archaeological Resources

Section 4: Housing (reorganized from General Development Policies)

4.1 Housing Implementation

3.1.1.1 General Housing Development Policies (Residential Densities)

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4.2 Housing Supply & Diversity

- 4.2.1 Additional Residential Units (Secondary Dwelling Units)
- 3.1.2.2 Affordable Housing
- 3.1.2.3 Supportive Housing (Group Homes)
- 3.1.2.4 Home Industries
- 3.1.2.5 Home Occupations
- 3.1.2.6 Mobile Home Park
- 3.1.2.7 Short-term Accommodations

Section 5: Natural Heritage & Sustainability (reorganized from General Development Policies)

5.1 Natural Heritage Preservation

- 5.1.1 Forestry Operations
- 5.1.2 Natural Heritage
 - 5.1.1.1 Deer Winter Habitat
 - 5.1.1.2 Endangered and Threatened Species
 - 5.1.1.3 Environmental Protection
 - 5.1.1.4 Fish Spawning and Nursery Area
 - 5.1.1.5 Nesting Site
 - 5.1.1.6 Waterfowl Habitat
 - 5.1.1.7 Wetlands (Wetlands and Provincially Significant Wetlands)
 - 5.1.1.8 Wildlife Habitat
- 5.1.3 Stormwater Management (Surface and Groundwater Water Quality)
- 5.1.4 Rural and Urban Agriculture

5.2 Natural Hazards

- 5.2.1 Natural Hazards (Hazard Lands)
- 5.2.2 Wildland Fire Hazards

5.3 Mineral Aggregates and Resources

- 5.3.1 Wayside Pits and Quarries, Portable Concrete and Asphalt Plants
- 5.3.2 Mineral Resources

5.4 Sustainability

- 5.4.1 Climate Change (Air Quality and Climate Change)
- 5.4.2 Energy
 - 5.4.2.1 Alternative and Renewable Energy Systems

Section 6: Transportation (reorganized from General Development Policies)

6.1 Road Classification

- 6.1.1 Arterial Roads
- 61.2 Collector Roads
- 6.1.3 Local Roads
- 6.1.4 Private Roads
- 6.1.5 Protection of Rights-Of-Way
- 6.1.6 Provincial Highways

6.2 Active Transportation (Trail Pathway System)

6.3 Land Use Compatibility (Development and Redevelopment Adjacent to Railway / Transportation Corridors)

- 6.3.1 Railway / Transportation Corridors
- 6.3.2 Kenora Airport Area (Development in the Vicinity of the Kenora Airport)
- 6.3.3 TransCanada Pipeline

Section 7: Municipal Services & Infrastructure (reorganized from General Development Policies)

7.1 Municipal Services

- 7.1.1 Municipal Services
- 7.1.2 Private Services
- 7.1.3 Private Water and Sewer Services (Private sewage Disposal and Water Systems)

7.2 Public Infrastructure & Development

- 7.2.1 Communications and Telecommunications Infrastructure (Communication Towers)
- 7.2.2 Development on Private Roads
- 7.3.3 Stormwater Management

Section 8: Land Use Designations

8.1 Harbourtown Centre

- 8.1.1 Harbourtown Centre Objectives
- 8.1.2 Permitted Uses
- 8.1.3 Harbourtown Centre Policies
- 8.1.4 Parking
- 8.1.5 Physical Development
- 8.1.6 Community Improvement Area

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8.2 Community Corridor Area (Established Area)

- 8.2.1 Permitted Uses
- 8.2.2 Community Corridor Area (Established Area) Policies

8.3 Neighbourhood Area (Residential Development Area)

- 8.3.1 Permitted Uses
- 8.3.2 Neighbourhood Area (Residential Development Area) Policies

8.4 Commercial Area

- 8.4.1 Permitted Uses
- 8.4.2 Commercial Area Policies

8.5 Industrial Area

- 8.5.1 Permitted Uses
- 8.5.2 Industrial Area Polices

8.6 Parks and Open Space Area

- 8.6.1 Permitted Uses
- 8.6.2 Parks and Open Space Area Policies

8.7 Rural Area

- 8.7.1 Permitted Uses
- 8.7.2 Rural Area Policies
- 8.7.3 Residential Development in the Rural Area
- 8.7.4 Small-Scale Uses in the Rural Area
- 8.7.5 Industrial Uses in the Rural Area

8.8 Railway Area Railyard

8.8.1 Railway Area Railyard Policies

8.9 Waste Disposal Site

8.6.1 Waste Disposal Site Policies

8.10 Wetlands and Provincially Significant Wetlands

- 8.10.1 Provincially Significant Wetland Policies
- 8.10.2 Wetlands Policies

Section 9: Special Policy Overlays

9.1 Natural Hazards Overlay

9.1.1 Natural Hazards Overlay Policies

9.2 Natural Heritage Overlay

9.2.1 Natural Heritage Overlay Policies

9.3.3 Black Sturgeon Lake Policies (Restricted Development Area)

9.3 Cultural Heritage Resources Overlay

9.3.1 Cultural Heritage Resource Policies

9.3.2 Archaeological Resource Policies

9.4 Strategic Growth Areas Overlay

9.4.1 Strategic Growth Areas Overlay Policies

9.4 Future Development Area

9.5 Potential Aggregate Overlay

9.5.1 Potential Aggregate Overlay Policies

Section 10: Implementation

10.1 Community Improvement

10.2 Community Benefits Charges (Section 37)

10<mark>.3 Development Charges</mark>

10.4 Environmental Impact Statements

10.4.1 Scoped Environmental Impact Statement

10.4.2 Full Site Environmental Impact Statement

10.5 Hazard Lands (Potential Contaminated Sites)

10.6 Implementation and Interpretation (Ceneral)

10.7 Indigenous Engagement

10.8 Land Division

10.8.1 Consents

10.8.2 Consent Applications for Properties Adjacent to a Private Road

10.8.3 Creation of New Lots

10.8.4 Lot of Record

10.8.5 Plan of Subdivision or Plan of Condominium

10.8.6 Waterfront Development

10.9 Parkland Dedication (moved from Open Space designation)

10.10 Pre-consultation and Prescribed Information (Pre-application Consultation and prescribed information for planning applications)

10.11 Property Maintenance and Occupancy By-law

10.12 Public Engagement (Public Meetings)

10.13 Site Plan Control

10.14 Zoning By-law

10.14.1 Holding Provisions

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10.14.2 Non-conforming Uses 10.14.3 Temporary Uses

Section 11: Administration (Interpretation)

11.1 Official Plan Amendments to the Plan

11.2 Review of the Official Plan

11.3 Technical and Minor Amendments (Land Use Designations)

Section 12: Schedules

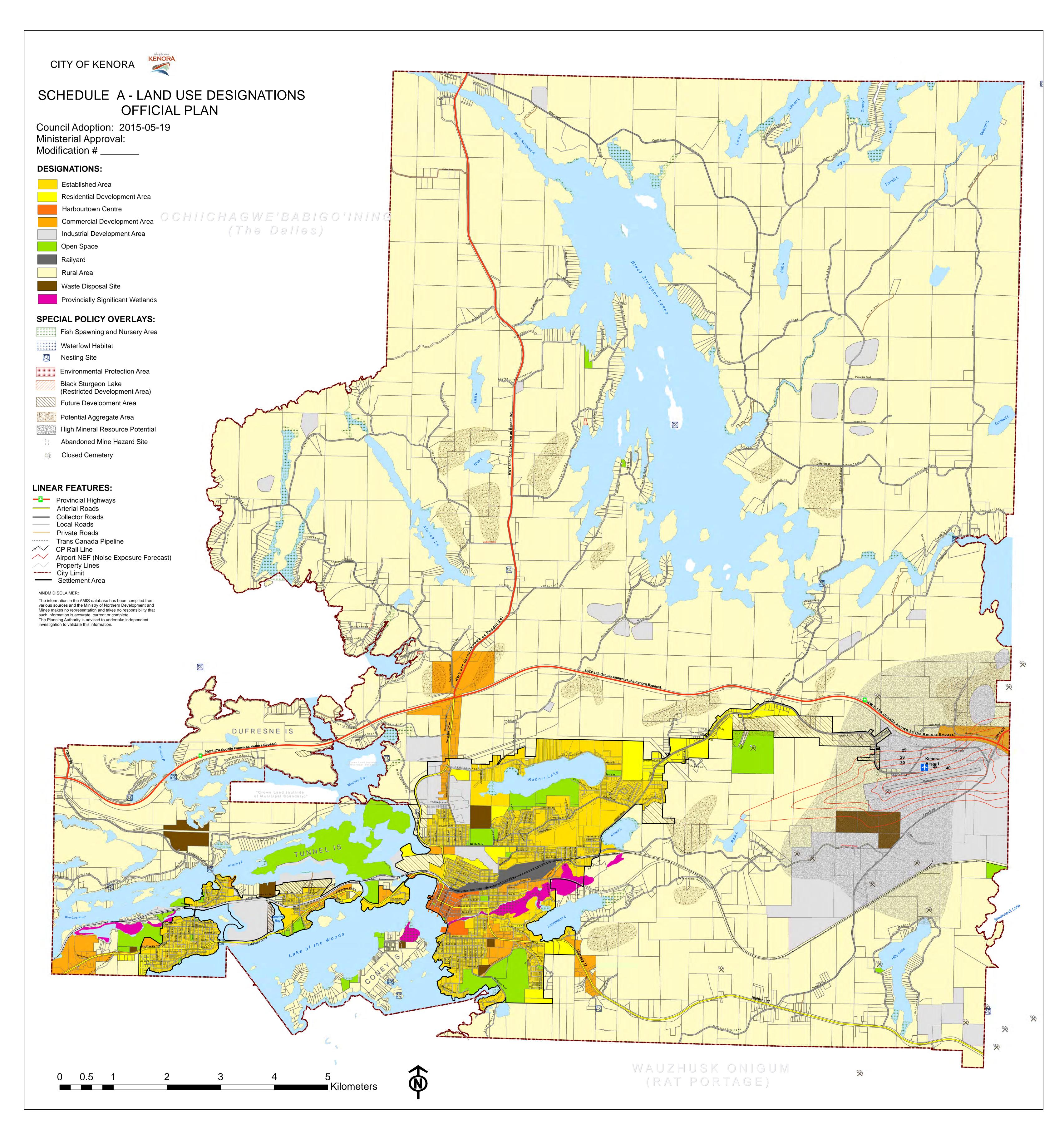
- Schedule A Settlement Area
- Schedule B Rural Area
- Schedule C Natural Heritage and Development Constraints
- Schedule D Potential Wildland Fire Hazards

Appendix – Design Guidelines for Waterfront Development

Appendix A - Species at Risk

Appendix C: Existing Official Plan Schedules





Appendix D:

Proposed Lands for Settlement Area Boundary Expansion Maps



