



# City of Kenora Official Plan and Zoning By-law 2020-2022



## Final Background Report December 2020

Lake of the Woods  
**KENORA**



# Official Plan and Zoning By-law Review 2020-22



## Image Sources:

WSP (2020)

Ne-Chee Friendship Centre

(<https://www.facebook.com/necheefriendshipcentre/>)

Christmas Tree on Main Street by Chris Barre of Skycam UAV

(<https://www.northernontario.travel/sunset-country/kenora-christmas-tree-on-main-street>)

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Lake of the Woods  
**KENORA**



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## 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, RSO 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 the Zoning By-law in effect.

### 1.1 What is an Official Plan?

An Official Plan is a policy document adopted by Council under the provisions of the Planning Act. As such, it must reflect matters of provincial interest and applies to all lands within the City. The Official Plan expresses the vision and objectives for the community and identifies land use designations to help guide and direct growth and development over a planning horizon of up to 25 years.

The 2020 Provincial Policy Statement (PPS) directs that municipalities must be able to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development. Where new development is to occur, municipalities must maintain a three-year supply of land with servicing capacity to accommodate residential units on land that is suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Planning for growth and development beyond 25 years is not required, as population projections and associated residential land needs may change over time.

For specific areas, Council may also adopt more detailed secondary plans and community improvement plans which build on the Official Plan policies. The Official Plan directs where development should be located, how infrastructure and public works are to be planned, and how cultural and natural heritage features and areas are to be protected and conserved. All public infrastructure spending and construction must conform to the Official Plan. The use and development of individual parcels of lands is influenced by the Official Plan, which establishes specific policies related to lot creation, zoning, and site plan control.

## **1.2 Why is the Official Plan Being Reviewed?**

The Official Plan is being reviewed to ensure that the most current provincial and municipal planning policy objectives are reflected. Since the current City of Kenora Official Plan was approved, a new PPS has been issued, and there have been other legislative changes that are described in this report. Through the Review process, municipalities can also revise existing policies to adapt to local changes and reflect the vision and planning goals for the City, as identified by residents and Council. The Review process also provides an opportunity to consolidate previously approved Official Plan Amendments.

Some of the City's key areas of interest for policy updates include affordable housing, recreation and tourism, waterfront, hazard lands, economic development in rural areas, and secondary dwellings.

## **1.3 How is the Official Plan Related to the Zoning By-law?**

While the Official Plan is being reviewed, the City's Zoning By-law will be reviewed concurrently. However, the Zoning By-law will not be approved until the Official plan has been approved. The Zoning By-law implements the policies of the Official Plan by establishing permitted uses in each Zone. It provides detailed development standards to regulate the size, height, density, and location of buildings and structures on properties, and includes requirements for landscaping and parking, among other matters.

Some of the City's key areas of interest for updates include schedules, definitions, streets and patios, Harbourtown Parking, and secondary dwellings.

## **1.4 Background Report Overview**

This Background Report has been prepared to direct the City of Kenora Official Plan and Zoning By-law Review by describing the current community profile, providing a growth management strategy and vacant lands analysis and identifying policies and provisions that may be missing or require updating. The planning horizon for the Official Plan must conform to the 25-year planning horizon set out in the 2020 PPS.

This Background Report is organized as follows:

- **Section 2** of this report provides a **community overview** of the City of Kenora and its land use characteristics;



- **Section 3** describes **the regulatory planning framework** applicable to the City of Kenora, including recent revisions to the 2020 PPS and other key provincial legislation and regional policies;
- **Section 4** provides an overview of the **local municipal planning context**, including a summary of the existing Official Plan and Zoning By-law, as well as other local municipal documents that must be considered when updating the City of Kenora Official Plan and Zoning By-law; and
- **Section 5** provides a **conclusion** to the Background Report.

**Appendix A** contains a detailed analysis of the policy issues to be addressed in the City of Kenora Official Plan, based on a review of the Provincial Policy Statement, 2020. **Appendix B** contains WSPs Community Engagement Plan.

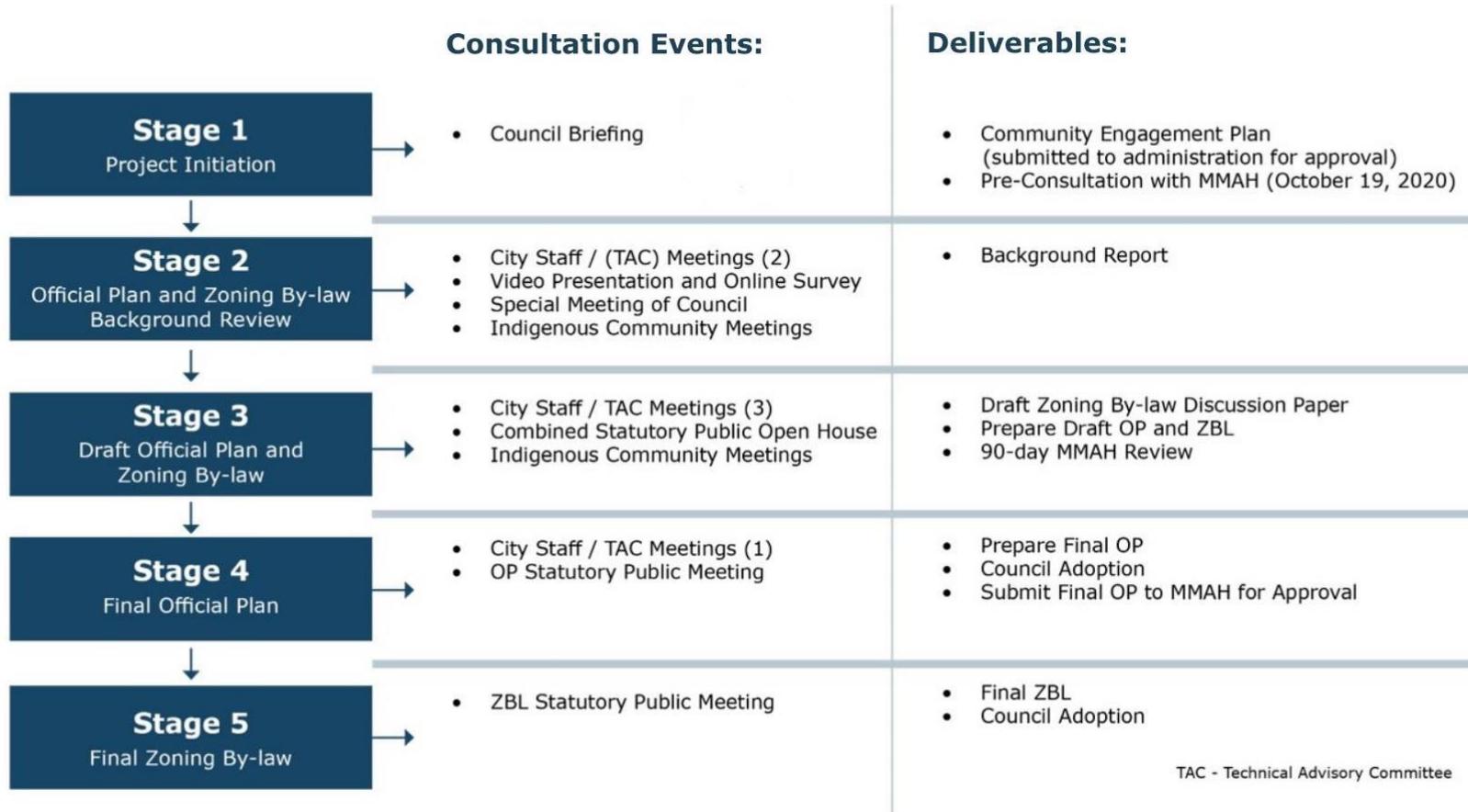
## 1.5 Government Agencies, Interest Groups, Indigenous, and Community Engagement

A Community Engagement Plan was prepared by WSP on September 15, 2020 and is included as Appendix B to this report. The Engagement Plan elaborates the approach, methods and specific tools to undertake a comprehensive review of the Official Plan and Zoning By-law for the City, including:

- Indigenous Community Engagement;
- Project Branding;
- Project Webpage, Email, and Mailing List;
- Project Awareness Campaign;
- Technical Advisory Committee;
- Community Dialogue;
- Managing Comments;
- Individual Property Owner Consultation;
- Accessibility and an Age-Friendly Approach; and
- Online Public Engagement.

The project process and key community engagement events are illustrated in **Figure 1-1**.

**Figure 1-1: Official Plan and Zoning By-law Review Project Process**



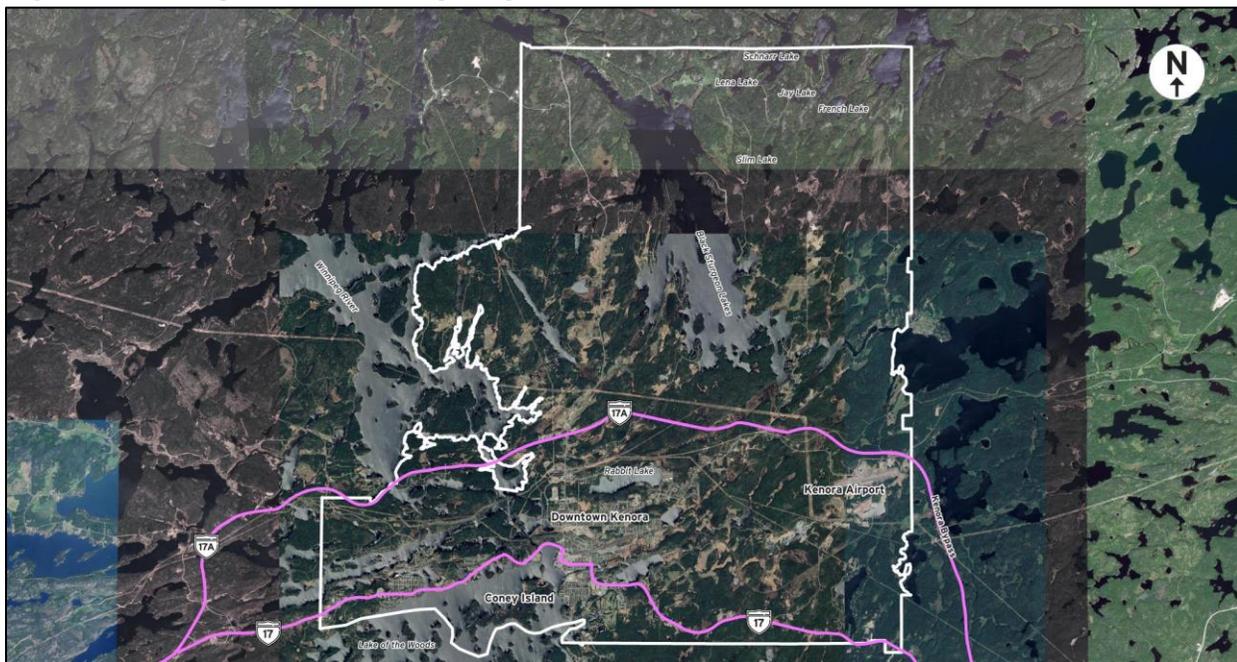
## 2.0 Community Overview

### 2.1 Background

The City of Kenora is located on the shores of Lake of the Woods in northwestern Ontario. The City is geographically situated close to the Manitoba boundary about 200 km east of Winnipeg and is part of Treaty 3 territory. The City has a land area of approximately 249 km<sup>2</sup> (Official Plan, 2015). A key map of the City of Kenora is shown in **Figure 2-1**.

The main access routes to Kenora are Highways 17 and 17A from the east and west and Highway 71 from the south. Several roads such as Highways 596, 658 and 671 provide access to communities north of Kenora, such as the Dalles (Ochiichagwe'babigo'ining), Wabaseemoong and Grassy Narrows First Nation communities.

**Figure 2-1: City of Kenora Key Map**



### 2.2 Population

The City's base population is approximately 15,000. Given the unique location, there are estimates that the population increases by up to three times during the summer as seasonal residents visit from outside the region. The Statistics Canada

2016 Census lists the population of the Census Agglomeration as 15,096, which represents a decrease of approximately 1.6% from the 2011 population of 15,348.

Like many communities in Northern Ontario, the City of Kenora is facing the challenge of maintaining and increase population. The City continues to experience an aging population similar to the national average. The 2016 Census reports the following age distribution in the City: 16% of residents are aged 0-14 years; 65% of residents are aged 15 to 64 years; and 22% are aged 65 years and over. Of the 22% aged 65 years and over, 3% are aged 85 years and over. The growing cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including through the provision of services and infrastructure that cater to all ages and mobilities.

In the 2016 Census, 92% of residents (13,695) identified English as their mother tongue, 2% (260) identified French, and 5% (135) identified a non-official language. Aboriginal languages were identified as the mother tongues of 185 residents and include Cree-Montagnais, Cree N.O.S., Ojibway-Potawatomi. Non-official languages were identified as the mother tongues of 525 residents and include Afro-Asiatic, Arabic, Austronesian, Indo-European, Germanic, Greek, Indo-Iranian, Italic, among others.

Approximately 3,150 residents identified as Indigenous in 2016, with 1,605 residents identifying as First Nations single identity, and 1,495 residents identifying as Métis single identity. There are 775 residents who identified as being immigrants to Canada.

### **2.3 Housing**

The 2016 Census documented 6,475 housing units within the City, of which 78% (5,030) were single-detached dwellings, 19% (1,205) were attached dwellings (i.e. semi-detached, row house, apartment in a duplex, or apartment in a building that has fewer than five storeys), 3% (165) were apartments in a building that have five or more storeys, and 1% (80) movable dwellings.

### **2.4 Land Use**

The City of Kenora was incorporated in 2000 by the amalgamation of the Towns of Kenora, Keewatin and Jaffray Melick.

The neighbourhood of Keewatin is the City's "gateway" from the west, and has a full range of services including residential, commercial, and recreational. Keewatin's



location on the waterfront, with its beaches and parks are an attraction for tourists and seasonal residents. As a neighbourhood in the City, Keewatin plays a significant role in raising the profile of Kenora. Keewatin is designated as a Community Improvement Plan area.

Much of the City's commercial focus is in Harbourn Town Centre along Second Street South from Main Street South to Fifth Avenue South. Some larger-scale commercial uses are located further east of Harbourn Town along the TransCanada Highway 17 between River Drive and Mikana Way. Additionally, some commercial uses have developed in the following areas, although much of the land remains undeveloped:

- Railway Street;
- TransCanada Highway 17 towards the rural areas;
- Veterans Drive towards Redditt Road;
- Lakeview Drive; and
- TransCanada Highway 17, west of Keewatin.

Much of the industrial development in the City is located around Mellick Avenue, the Airport, as well as between Keewatin and Lake of the Woods. Over the past few years, the Airport had undergone updates to add a new terminal which had its grand opening in September 2018. The new terminal was among the winners of the 2019 Ontario Wood Design Awards because of the use of wood as a structural element (which is uncommon for aviation terminal designs), as well as the use of roof and floor joists that were manufactured right in Kenora.

Residential development in Kenora is primarily low-rise and compact and is based on a traditional grid network of streets, particularly around the Harbourn Town and Keewatin areas. Development of residential condominiums along the waterfront has become increasingly common in Kenora, expanding the range of housing options for residents.

The rural area of the City is characterized by low-density residential development, waterfront residential and very limited farm, tourist commercial and resource-based operations. These areas shall generally be of resource activity, resource-based recreational activity and a mix of rural-oriented land uses.

## **2.5 Recreation and Community Facilities**

There are a variety of recreation opportunities, picnic areas, green spaces, play structures, and public-access waterfront areas that are owned by the City, including:

- Anicinabe Park, which includes a beach, picnic area, play structure, boat ramp and campsites;
- Beatty Park, which includes picnic area;
- Central- Outdoor hockey rink, baseball fields;
- Coney Island Beach Park, which includes a beach, and play structure;
- Evergreen Community Club – Outdoor hockey rink;
- Garrow Park, which includes a beach, pickleball courts, play structure, docks, picnic area, rowing club, outdoor exercise stations;
- Jack Robinson Park, which includes a picnic area and gardens;
- Jaffray Melick Lookout Point, which includes a gazebo and gardens;
- JM Sportsplex – indoor field, outdoor baseball fields;
- Keewatin Beach Park, which includes a beach and play structure;
- Keewatin Central Park, which includes a play structure and open green space;
- Keewatin Curling Club – attached to Keewatin Memorial Arena;
- Keewatin Memorial Arena;
- Keewatin Rock Holes, which includes rock holes, picnic area, and lookout area;.
- Kenora Curling Club;
- Kenora Recreation Centre, which include tennis courts, baseball fields, skatepark, boat launch, basketball courts, volleyball courts, walking track, an aquatic centre, and arena;
- Lakeview Lookout, which includes a picnic area;
- McLeod Park, which includes boardwalk, scenic trail to downtown;
- Millennium – baseball fields;
- Norman Park, which includes a beach, play structure, museum, and splash park;
- Portage Bay – baseball fields, tennis court, skate park;
- The Harbourfront, which includes gardens, major events tent and the farmer’s market; and
- Tom Nabb Soccer Complex.

**Figure 2-2: McLeod Park (Source: [www.visitnorthwesternontario.com](http://www.visitnorthwesternontario.com))**



**Figure 2-3: Anicinabe Park (Source: [www.tripadvisor.ca](http://www.tripadvisor.ca))**



Other community facilities include:

- Kenora Public Library;
- The Muse – LOW Museum and Douglas Family Art Centre; and
- Lake of the Woods Railroaders Museum.

Public and Catholic elementary and secondary schools within the City include:

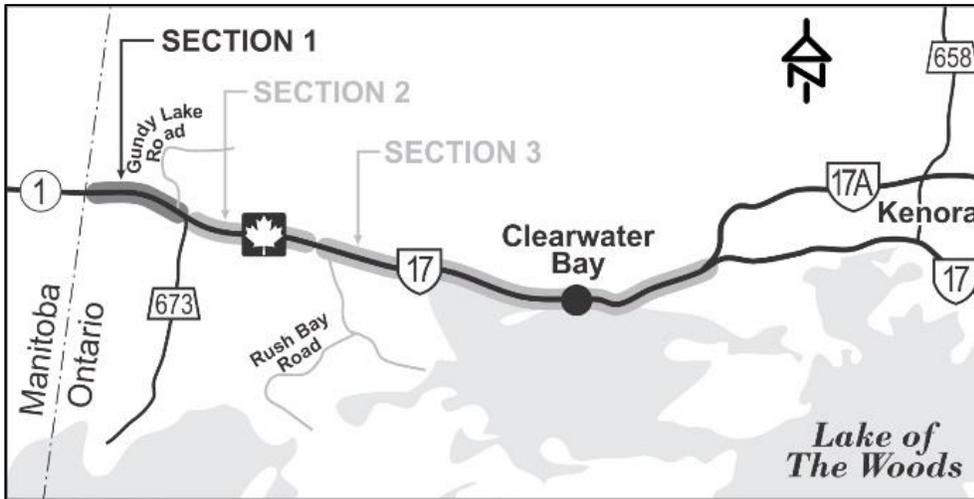
- Beaver Brae Secondary School;
- Bimose Community High School;
- Ecole Ste-Marguerite Bourgeoys French Immersion School;
- Evergreen Public School;
- Gaagagekiizhik Elementary School;
- Keewatin Public School;
- King George VI Public School;
- Pope John Paul II School;
- St. Louis School;
- St. Thomas Aquinas High School; and
- Valleyview Public School.

Post secondary education opportunities in Kenora include Contact North, Confederation College, and Seven Generations. There are also distant and online education opportunities through colleges and universities in Winnipeg, MB and Thunder Bay, ON.

## **2.6 Transportation**

Highway 17 runs east-west through Kenora. It is a Trans-Canada Highway and is provincially maintained from the Manitoba boundary and ends where highway 417 begins just west of Arnprior, spanning 1,964 km. Highway 17 is currently undergoing the final design and awaiting environmental approvals for the twinning of a 6.5 km stretch (Section 1) from the Manitoba / Ontario Border to Highway 673 (**Figure 2-4**). The other two sections of the twinning still require the Environmental Assessments to be completed; there is no estimated completion date for these Sections.

**Figure 2-4: Highway 17 Twinning (Source: [www.4lanehighway17kenora.ca/](http://www.4lanehighway17kenora.ca/))**



Highway 17A (locally known as the Kenora By-Pass), is an alternate route of Highway 17 around the City of Kenora. This road provides access to the Kenora Airport and spans 33.5 km.

## 2.7 Economy

In the 2016 Census, the City reported a labour force of 8,085 people, a labour participation rate of 65%, an employment rate of 61%, and an unemployment rate of 7%. According to 2012 North American Industry Classification System (NAICS) data from the 2016 Census, the employment sectors with the greatest proportion of the labour force include:

- Health care and social assistance (1,400 jobs);
- Retail trade (1,040 jobs);
- Educational Services (805 jobs);
- Public administration (795 jobs).
- Construction (790 jobs);
- Accommodation and food services (715 jobs);
- Other services (except public administration) (415 jobs);
- Transportation and warehousing (360 jobs); and
- Manufacturing (335 jobs).

Other sectors with less than 300 jobs include:

- Professional, scientific and technical services (260 jobs);
- Administrative and support; waste management and remediation services (180 jobs)
- Finance and insurance (165 jobs);
- Agriculture; forestry; fishing and hunting (140 jobs);
- Real estate and rental and leasing (140 jobs);
- Information and cultural industries (110 jobs);
- Wholesale trade (100 jobs);
- Arts; entertainment and recreation (100 jobs);
- Utilities (85 jobs); and
- Mining; quarrying; and oil and gas extraction (70 jobs).

Kenora is North America's Premier Boating Destination, connecting local residents, visitors and cottagers to the Lake of the Woods and its 14,522 islands and 65,000 miles of shoreline. Since 2007, the City of Kenora and public sector partners have completed over \$23 million in new tourism infrastructure projects including the Lake of the Woods Discovery Centre, downtown revitalization of Harbourn town Centre, Kenora Gateway signage, and the Whitecap Pavilion which is a covered outdoor venue that hosts year round events and festivals.

In addition to the above, the City of Kenora provides goods and services to area First Nations, seasonal cottagers, and tourist resorts.

## **2.8 Cultural Heritage**

The Heritage Kenora Committee advises City Council on any action involving property that has been designated as a heritage property. Working closely with the Planning Advisory Committee, the focus is preserving these significant properties. The City maintains a Municipal Heritage Register of designated properties, as well as properties that are not designated under Part IV of the Ontario Heritage Act, but that the City believes to be of cultural heritage value or interest, as determined in consultation with the Heritage Kenora Committee. There are currently 9 buildings in the City that are designated under Part IV of the Ontario Heritage Act, such as the former Kenricia Hotel located at 155 Main Street South as illustrated in **Figure 2-5**.

**Figure 2-5: Kenricia Hotel (Source: KenoraOnline.com)**



The City also maintains a list of cultural landscapes and structures. These include the following:

- Bigsby's Rat Portage;
- Coney Beach;
- Keewatin Glacier Rock Holes;
- Lake of the Woods Cemetery;
- McLeod Park;
- Mink Bay Wetlands;
- Tunnel Island/ Old Fort Island; and
- Main Street Dock.

## 2.9 Natural Heritage Features and Areas

Kenora's resources are enhanced by the beautiful natural environment, in particular the Lake of the Woods, Winnipeg River, Black Sturgeon Lakes and numerous smaller lakes and islands around the City. These natural areas are major attractions and provide recreational opportunities for residents, tourists and cottagers, many of whom originate from the neighbouring province of Manitoba and the United States.

According to the Ministry of Natural Resources and Forestry, there are no Areas of Natural and Scientific Interest (ANSIs) in Kenora. However, there is one Provincially

Significant Wetland Evaluated, Laurenson's Creek, and on 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 natural heritage features and areas, as per Section 5.1 of the current Official Plan, include wildlife habitat, fish habitat and habitat of endangered species and threatened species. Council recognizes that all of the undeveloped land of the City is suitable habitat for a variety of wildlife species. Wildlife habitat has been identified by the Ministry of Natural Resources and Forestry and is illustrated on Schedule "A" of the current Official Plan as Fish Spawning and Nursery Area, Waterfowl Habitat, and Nesting Site.

Water quality is a significant potential concern with regards to further development of waterfront properties in the City. MECP lake capacity concerns have resulted in a halt to development on Hilly Lake, Austin Lake, Schnarr Lake, Grassy Lake, Alcock Lake, or Laurenson Lake until such time as municipal sewer and water services are available in those areas. The City of Kenora initiated a lake capacity study for Black Sturgeon Lakes in 2007, and an initial limit has been placed on the number of new lots may be located on Black Sturgeon Lake to ensure that the impacts of development on the lake can be monitored over time.

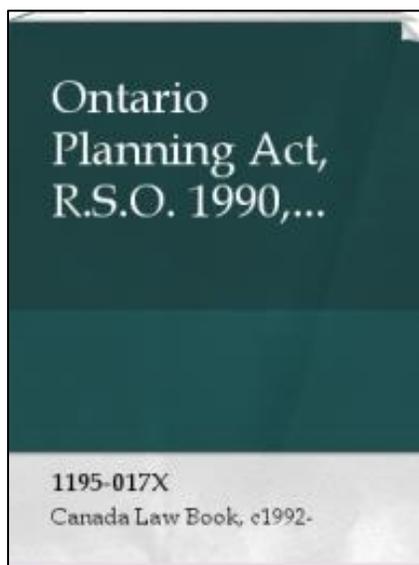
The International Rainy-Lake of the Woods Watershed Board was created in January 2013 to assist with binational coordination of water quality efforts and aquatic ecosystem health for the entire transboundary watershed.

The City of Kenora does not belong under the jurisdiction of a Conservation Authority. Additionally, it is not located within a Source Protection Plan Area.

### **3.0 Regulatory Planning Framework**

Planning at the municipal level is undertaken within a framework established by the Province of Ontario, specifically the Planning Act and the Provincial Policy Statement (PPS). The City of Kenora Official Plan enables a number of planning tools to be used to implement the policies of the Plan, including, but not limited to, community improvement plans, zoning by-laws, and site plan control.

Local land use policies are required to be consistent with the policies of the PPS and must reflect current provincial legislation. Therefore, it is the intent that the Official Plan Review set out the appropriate framework for land use planning in the City.



## 3.1 Planning Act

The Planning Act, R.S.O. 1990, as amended, is the primary legislation governing land use planning in Ontario. It outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The Planning Act enables municipal Councils to pass tools to plan and regulate the use of land and the location of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the City of Kenora, are required to prepare and adopt Official Plans in accordance with the Act. Official Plans contain a vision, objectives, and policies to guide

decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

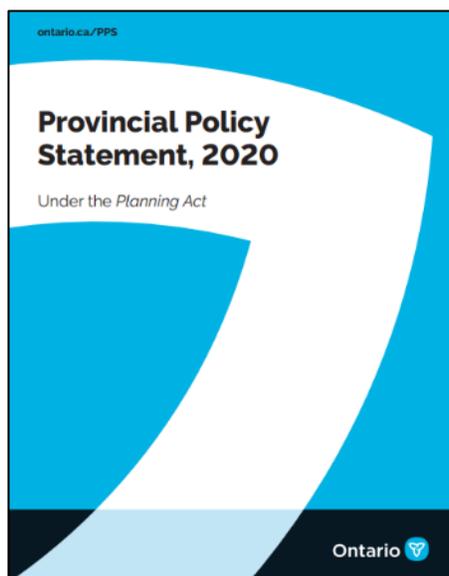
The 20 matters of provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan, are as follows:

- 1) the protection of ecological systems, including natural areas, features and functions;
- 2) the protection of agricultural resources of the Province;
- 3) the conservation and management of natural resources and the mineral resource base;
- 4) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- 5) the supply, efficient use and conservation of energy and water;
- 6) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- 7) the minimization of waste;
- 8) the orderly development of safe and healthy communities;
- 9) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- 10) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- 11) the adequate provision of a full range of housing, including affordable housing;
- 12) the adequate provision of employment opportunities;
- 13) the protection of the financial and economic well-being of the Province and its municipalities;
- 14) the co-ordination of planning activities of public bodies;
- 15) the resolution of planning conflicts involving public and private conflicts;
- 16) the protection of public health and safety;
- 17) the appropriate location of growth and development;
- 18) the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented; and
- 19) the promotion of built form that,
  - a) is well designed
  - b) encourages a sense of place, and
  - c) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
- 20) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of provincial interest are presented in no particular order, and, depending on the context, are not intended to indicate that provincial interests have varying levels of importance.

### 3.2 Provincial Policy Statement, 2020



The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020 and replaced the 2014 PPS. The new PPS was prepared as part of the Province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan”. The goal of the Action Plan is to increase the mix and supply of housing and to streamline the development approvals process. Key changes in the PPS which may have an impact on future Official Plan land use policies include:



## Housing

The new PPS provides greater detail on the range of housing types and living arrangements that should be used to facilitate residential intensification:

- Planning authorities are encouraged to permit and facilitate a range of housing options, including new development, as well as residential intensification, to respond to current and future needs (Part IV).
- A new definition for “housing options” has been added: “a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.” (6.0 Definitions)
- A revised definition for “residential intensification” is included: “intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
  - a) redevelopment, including the redevelopment of brownfield sites;
  - b) the development of vacant or underutilized lots within previously developed areas;
  - c) infill development;
  - d) development and introduction of new housing options within previously developed areas;
  - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
  - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.” (6.0 Definitions)
- Planning authorities are required to provide adequate land for a 25-year planning horizon, rather than the 20-year horizon in the 2014 Provincial Policy Statement (Policy 1.1.2).
- Planning authorities are also required to maintain at all times a minimum 15-year supply of lands which are designated and available for residential development (Policy 1.4.1 a), and land servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in

draft approved and registered plans (Policy 1.4.1 b). Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units (Policy 1.4.1).

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating “all housing options required to meet the social, health, economic and well-being requirements of current and future residents [...]”, and “all types of residential intensification, including additional residential units, and redevelopment [...]” (Policy 1.4.3).

### **Employment Lands**

- Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas (Policy 1.3.2.2).
- Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (Policy 1.3.2.3).

### **Consultation / Coordination**

- An increased emphasis on the importance of Indigenous consultation, including direction that planning authorities “shall engage with Indigenous communities and coordinate on land use matters” (Policy 1.2.2).

### **Implementation**

- Zoning and development permit by-laws are recognized as important for implementing the Provincial Policy Statement, and planning authorities are required to keep them up to date with their official plans and the Provincial Policy Statement.

A Conformity Review examining the current City of Kenora Official Plan against the 2020 Provincial Policy Statement is included in **Appendix A**.



## 3.3 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario is a 25-year plan that came into effect in 2011. This Growth Plan was prepared under Ontario’s Places to Grow Act (2005), which provides that the Province may identify and designate areas for which strategic growth plans can be developed. The Growth Plan focuses on attracting and sustaining growth in northern communities and is intended to be used as a strategic framework that will guide decision-making in Northern Ontario for the next 25 years.

The Growth Plan is structured around six key policy areas which contribute to the region’s long-term sustainability and prosperity: Economy; People; Communities; Aboriginal Peoples; Infrastructure; and Environment. The Growth Plan is focused on the following six key guiding principles:

- Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities for all residents.
- Developing a highly educated and skilled workforce to support an evolving knowledge-based economy and excellence in the trades.
- Partnering with Aboriginal peoples to increase educational and employment opportunities.
- Delivering a complete network of transportation, energy, communications, social and learning infrastructure to support strong, vibrant communities.
- Demonstrating leadership in sustainable growth and environmental management.
- Establishing innovative partnerships to maximize resources and ensure this Plan achieves its ambitious vision and is fiscally sustainable.

### Economy

The Plan supports the development of a strong, resilient and more diversified northern economy through policies which are intended to support growth and diversity in the region’s traditional resource-based industries, as well as the development of new and emerging economic sectors that have the greatest potential to result in job growth and opportunities in the North. Economic development strategies will focus on existing and emerging priority sectors, including:

- Agriculture, mining and manufacturing;
- Exportable services (higher order education and health care, business services); and

- Tourism services (retail sales, accommodation, food, recreation, entertainment).

## **People**

The Growth Plan identifies people as Northern Ontario's most important resource and focuses on supporting under-represented groups such as youth, displaced workers, Francophones, Aboriginal peoples, newcomers and persons with disabilities. The policies of the Plan are intended to create new opportunities for all residents to contribute to their communities, including increased accessibility and relevance of education and training and access to health care services.

## **Communities**

The policies of the Growth Plan support community planning that balances the priorities of human, economic, and environmental health. Official Plans, community economic plans and participating in community planning efforts are identified as effective tools to ensure the future economy and long-term sustainability of communities reflects the views of citizens and businesses. Municipalities are encouraged to align their Official Plans with strategies which focus on achieving the following objectives:

- Economic, social and environmental sustainability;
- Accommodation of the diverse needs of all residents, now and in the future;
- Optimized use of existing infrastructure;
- A high quality of place; and
- A vibrant, welcoming and inclusive community identity that builds on unique local features (Policy 4.2.1).

## **Indigenous Peoples**

The Growth Plan recognizes the unique role of Indigenous peoples in the development of the region and seeks to involve Indigenous communities and organizations in economic development and to improve the capacity of these communities to participate in economic development planning. The Growth Plan encourages Indigenous participation and knowledge-sharing in existing land use planning and policy processes (Policy 7.5.1).

## **Infrastructure**

The Growth Plan supports efficient and modern infrastructure as being critical to the future of Northern Ontario. The Plan requires that infrastructure planning, land use planning and infrastructure investments are coordinated (Policy 5.2.1), and



emphasizes optimizing the transportation system, increasing access to education and training, investing in information and communications technology, maintaining the reliability of energy transmission and distribution systems, and accommodating renewable energy generation. The Plan also requires that infrastructure planning and investments contribute to a culture of conservation by utilizing approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification and brownfield site redevelopment, whenever feasible (Policy 5.2.4).

## Environment

The Growth Plan supports the sustainable development of natural resources with a balanced approach to environment, social and economic health, and recognizes the need for climate change mitigation and adaptation, which is of particular importance to the North. The Plan also reflects the values and benefits that the natural environment in the North provides to people, the Northern economy and the province. Policies include protecting surface water features and groundwater features (Policy 6.3.2); incorporating climate change mitigation and adaptation considerations (Policy 6.3.3); protecting air quality, water quality and quantity, and natural heritage (Policy 6.3.4); and fostering a culture of conservation and demonstrating environmental leadership through the adopting of sustainability practices (Policy 6.4.1).

### 3.4 Recent Legislative Changes

The following section discusses recent legislative changes that may impact changes to the Official Plan.

#### 3.4.1 More Housing, More Choice Act, 2019 (Bill 108)

The Province of Ontario's Bill 108 (More Homes, More Choice Act, 2019) received Royal Assent on June 6, 2019. The Bill amends 13 different pieces of legislation that impact municipalities and land use planning processes. These include, among others, the Planning Act, Development Charges Act, Local Planning Appeal Tribunal Act, and Ontario Heritage Act.

#### Local Planning Decisions and Timelines

Bill 108 introduced an amendment to the Planning Act to expedite local planning decisions by establishing:

- A 120-day timeline for decisions on Official Plan Amendments (instead of 180 days);
- 90 days for Zoning By-law Amendments (instead of 150 days); and

- 120 days for Plans of Subdivision (instead of 210 days).

## **Appeals**

New limitations have been established to restrict third party appeals on Plans of Subdivision. Further, **appeals cannot be made on a decision of the Minister regarding approval of an Official Plan.**

Amendments to the Planning Act and Local Planning Appeal Tribunal Act broaden the powers of the Local Planning Appeal Tribunal and restore the Ontario Municipal Board-era criterion of “good planning” as the basis for decisions, rather than the standard introduced in Bill 139 (Building Better Communities and Conserving Watersheds Act, 2017) of conformity and consistency with Provincial plans and policies. Restrictions on the introduction of evidence and calling and examination of witnesses at hearings created through Bill 139 (i.e. de novo hearings) are removed.

Sections 38 to 42 of the Local Planning Appeal Tribunal Act, which outlined the Planning Act appeals process, have also been repealed. Further, the Local Planning Appeal Tribunal now makes the final decision on Planning Act appeals.

## **Development Charges and Community Benefits Charge**

Currently, development charges – the fees collected by municipalities on new developments – are used to fund “hard services” such as roads and servicing infrastructure, as well as “soft services” such as parks, community centres, libraries, and other community facilities. Under Bill 108, soft services would be removed from development charges and financed through a new “community benefits charge” (CBC) based on land value. Further, municipalities will be required to prepare a community benefits charge strategy, including consultation requirements, prior to adopting a new Community Benefits Charge By-law. The new CBC would also replace the existing density bonusing provisions under Section 37 of the Planning Act, as well as existing requirements and municipal by-laws for parkland dedication. The Province explained this provides greater certainty regarding upfront costs rather than making these matters subject to negotiation on an ad hoc basis.

Amendments to the Development Charges Act (Section 2(3.1)) exempt secondary units in prescribed classes of new residential buildings and ancillary structures. A new Section 26.2 also freezes development charge rates at the point of filing an

application, rather than at the issuance of the first building permit. The timing of payment remains unchanged.

Further amendments to the Development Charges Act allow builders constructing purpose-built rentals to postpone payment of Development Charges until buildings are fully rented. Previously, these were paid when applications are filed.

Most amendments to the Planning Act and the Local Planning Appeal Tribunal Act made under Bill 108 are in full force and effect. Changes related to community benefits charges will come into force after Regulations are finalized.

Currently, the City of Kenora does not require either of these charges.

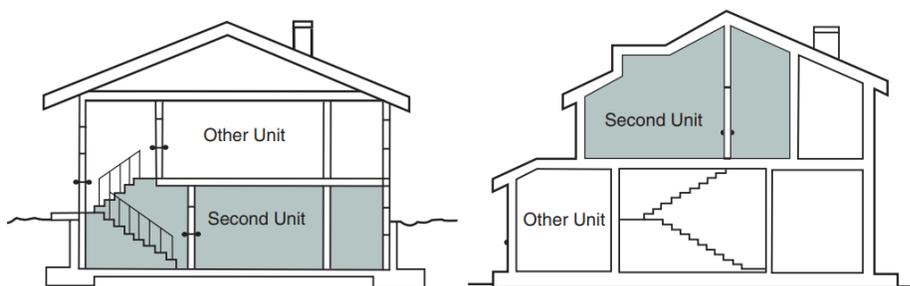
## Heritage Planning

Amendments to the Ontario Heritage Act establish new, mandatory standards for designation by-laws and new time limits for confirming complete alteration and demolition applications, as well as designation decisions. Municipal decisions on designations and alterations are subject to appeals to the Local Planning Appeal Tribunal, whose decisions will be binding. The intent is to provide greater certainty when it comes to timelines and local decision-making.

### 3.4.2 Second Units / Additional Residential Units

Second units (also referred to as secondary dwelling units) are defined as self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g. a garage), as illustrated in **Figure 3-1**. Second units must comply with health, safety, and municipal property standards, including but not limited to, the Ontario Building Code, Fire Code, and municipal property standards by-laws.

**Figure 3-1: Examples of second unit locations within a primary dwelling (Ministry of Municipal Affairs and Housing, 2019)**



Section 16(3) of the Planning Act requires municipal Official Plans to authorize second units in detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit, and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

**Under Bill 108 (More Homes, More Choices Act, 2019), this permission has been extended to authorize additional residential units in detached, semi-detached and row houses, in both the primary dwelling and ancillary buildings or structures (e.g. a coach house, above a laneway garage, or granny flat).** In effect, this permits a total of three (3) residential units: two (2) residential units in a detached, semi-detached or row house (e.g. the main dwelling unit and a basement apartment), as well as one (1) additional residential unit in an ancillary building or structure (e.g. a garage).

The associated Regulations (Ontario Regulation 299/19) sets out requirements and standards to remove barriers to the establishment of additional residential units, as follows:

- One (1) parking space for each of the additional residential units which may be provided through tandem parking;
- Where a Zoning By-law requires no parking spaces for the primary residential unit, no parking spaces would be required for the additional residential units; and
- Where a Zoning By-law is passed that sets a parking standard lower than a standard of one (1) parking space for each of the additional residential units, the municipal Zoning By-law parking standard would prevail.

Currently, the Official Plan allows the development of secondary dwelling units in single, semi-detached, duplex, and multi-attached dwellings, as well as in ancillary (residential based) structures, under the General Development policies in Section 3.21 of the Official Plan. Second units are permitted in Established Area, Residential Development Area, Harbourn Centre, and Rural Area designations.

Currently, the Zoning By-law allows the development of secondary dwelling units in the R1, R2 and R3 Zones under Section 3.28 of the Zoning By-law. The following provisions apply to secondary dwelling units:

- A maximum of one secondary dwelling unit shall be permitted in any single-detached, semi-detached, or multiple-attached dwelling, or in an accessory building.

It is recommended that the Official Plan policies and Zoning By-law provisions are updated to authorize two additional residential units in a detached, semi-detached or row house, as well as in an ancillary building or structure (e.g. a garage), where feasible as per Bill 108.

Under the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” (2019), the Province has also published a helpful resource to assist property owners who are considering adding an additional residential unit to their property, entitled “Adding a Second Unit in an Existing House: Ontario Building Code Information” (Ministry of Municipal Affairs and Housing, 2019).



### 3.5 Ministry of Transportation Guidelines

The Ministry of Transportation (MTO) previously had a document entitled ‘Guidelines for Municipal Official Plan Preparation and Review’, which was intended to assist municipalities in understanding MTO’s interests in municipal Official Plans. The document included recommendations for both general and specific policies and for mapping.

The current MTO guidelines will be confirmed through the One Window pre-consultation process with the Ministry of Municipal Affairs and Housing (MMAH), and Partner Ministries. The Official Plan Review will include a review of the currently available MTO guidelines to inform any required policy updates.

### 3.6 Ministry of Agriculture Food and Rural Affairs Guidelines on Permitted Uses in Prime Agricultural Areas

The Ministry of Agriculture Food and Rural Affairs developed the Guidelines on Permitted Uses in Prime Agricultural Areas (Publication 851) in 2016. The Guidelines were developed to help municipalities, decision makers, farmers, and

others interpret policies in the PPS (2014) on the uses permitted in prime agricultural areas. It comprises the provincial guidelines referred to in 2.3.3.1 of the PPS (which remains unchanged in the PPS 2020). The document provides guidance on:

- Agricultural, agriculture-related and on-farm diversified uses described in Policy 2.3.3. of the PPS (both 2014 and 2020)
- Removal of land for new and expanding settlement areas (PPS 2014 and 2020 Policy 2.3.5) and limited non-agricultural uses in prime agricultural areas (PPS 2014 and 2020 Policy 2.3.6)
- Mitigation of impacts from new or expanding non-agricultural uses (PPS 2014 and 2020 Policy 2.3.6.2)

The document outlines the following principles for permitted uses to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development:

- Agriculture remains the principal use in prime agricultural areas;
- Prime agricultural areas are protected for future generations;
- Land taken out of agricultural production, if any, is minimal;
- Regard is given to the long-term (multi-generational) impact on prime agricultural areas;
- Normal farm practices are able to continue unhindered;
- Agricultural and rural character and heritage are maintained as much as possible;
- Uses are compatible with agricultural uses;
- They make a positive contribution to the agricultural industry, either directly or indirectly; and
- Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context.

The document also identifies the Official Plan and Zoning By-law as tools for implementing the PPSs permitted uses policies, the following should be considered as part of the Official Plan and Zoning By-law Review:

- Official Plan
  - State that agriculture uses, agriculture related uses, and on-farm diversified uses are permitted in prime agricultural areas;
- Zoning By-law



- Specify setbacks for some of the permitted uses in prime agricultural areas (e.g. to protect municipal drinking water system, provide fire protection, mitigate odour, noise or dust);
- Adopt “as-of-right” zoning for agricultural areas and other permitted uses that are clearly compatible and appropriate in prime agricultural areas. This means that landowners could establish any of these uses as long as they comply with applicable by-law requirements for the uses. For example, value-retaining uses (e.g., storage, grading, drying), home offices in existing buildings and small produce stands could be permitted as-of-right. Other uses may be located in prime agricultural areas subject to a minor variance or zoning by-law amendment to ensure issues such as site layout and traffic are compatible with surrounding agricultural uses.
- Utilize temporary use Zoning By-laws to permit the temporary use of land, buildings or structures for up to 3-year periods. They are inappropriate for uses involving physical changes to the site, new or improved buildings or structures, or uses that result in the creation of a new lot. They are also an effective way to deal with event-type uses such as concerts, rodeos and farm shows. As a general rule, avoid using on-farm locations if these temporary uses can be accommodated in existing facilities nearby that are designed for such uses (e.g., fairgrounds, parks and band shells).

Through the Official Plan and Zoning By-law Review, the City will be considering policies and provisions with regards to urban agriculture.

## 4.0 Existing Local Municipal Planning Context

In addition to the Official Plan and Zoning By-law, numerous documents prepared for and by the City of Kenora contain policy recommendations or conclusions that must be considered in the Official Plan and Zoning By-law Review. This section summarizes the structure of the current Official Plan, as well as the available documents listed below and identifies recommendations to be incorporated into Official Plan policies:

- Strategic Plan, 2017;
- Kenora Beaches Parks and Trails Plan, 2016;
- Age-Friendly Strategic Plan, 2016;
- Former Mill Site Community Improvement Plan, 2017;
- Harbourn Centre Community Improvement Plan, 2017;

- Keewatin Community Improvement Plan, 2017;
- Asset Management Plan, 2017;
- Climate Change Adaptation and Resilience Plan, 2018;
- Harbourfront Business Development Plan, 2019; and
- Vacant Lands and Growth Strategy Report, 2020.

#### **4.1 Strategic Plan (2017)**

The City of Kenora developed a 2016-2020 Strategic Plan, dated August 2017, establishes clear vision and mission statements, values, and aspirational goals and enabling strategies to guide decision-making for the 2016-2020 period.

The **vision** for the City of Kenora, as noted in the Strategic Plan is:

**“Kenora is a City of choice, renowned as a sustainable, lifestyle community supported by a Municipality committed to excellence”.**

The **mission** is to:

**“To deliver quality, cost-effective Municipal services.”.**

The **seven (7) values** that will guide the Strategic Plan, include:

1. Trust and Respect;
2. Communication;
3. Commitment;
4. Innovation;
5. Preparedness;
6. Fiscal Responsibility; and
7. Environmental Stewardship.

The nine (9) strategic priorities identified in the Strategic Plan are:

1. Diversify the Economy and Grow the Industrial Base
2. Reduce the Infrastructure Deficit
3. Enable Affordable Housing
4. Recruit, Develop and Retain Talented City Staff
5. Promote Recreation and Healthy Lifestyles



6. Champion Environmental Stewardship
7. Expand Tourism
8. Strengthen Cultural Relations
9. Advocate for New Funding

Of the strategic priorities, three (3) goals were identified to lay the foundation for Corporate actions/commitments the City will pursue to achieve its vision, fulfill its mission and live up to its values:

1. Develop our Economy
2. Strengthen our Foundations
3. Focus on our People

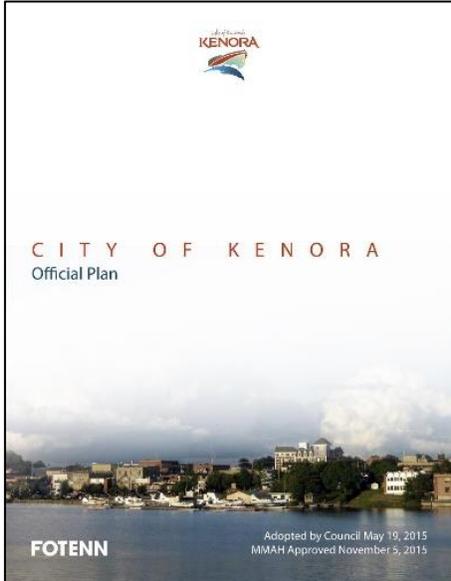
Furthermore, the City of Kenora has established the **following guiding principles** for the Develop our Economy goal:

- The City will provide clear and decisive leadership on all matters of economic growth in Kenora and the surrounding district.
- The City will forge strong, dynamic working relationships with the Kenora business community.
- The City will foster and support entrepreneurial business development for start-ups and young entrepreneurs.
- The City will promote Kenora to external investment audiences in specific sectors that provide the most promise for job growth and economic diversification.

## 4.2 City of Kenora Official Plan (2015)

The existing City of Kenora Official Plan was adopted on May 19, 2015 and approved by the Ministry of Municipal Affairs and Housing on November 5, 2015.

The Plan contains eight (8) sections dealing with vision, general development policies, land use designations, special policy overlaps, municipal services, transportation, implementation of the Plan, and interpretation. The Official Plan provides for a range of permitted uses within specific land use designations, as illustrated in Schedule A to the Official Plan. Appendix B to the Official Plan illustrates the Mining and Minerals.

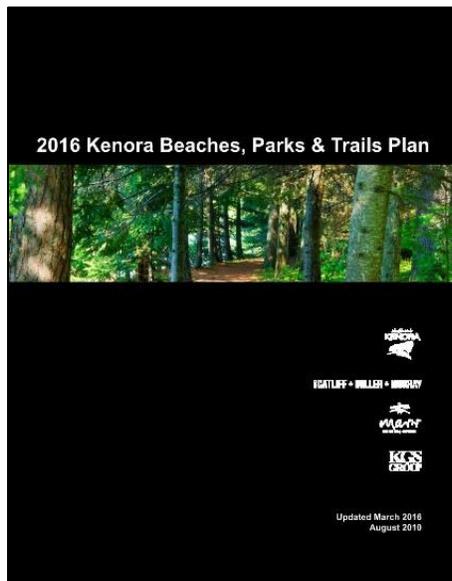


The existing Official Plan contains the following land use designations:

- Established Area;
- Residential Development Area;
- Harbourtown Centre;
- Commercial Development Area;
- Industrial Development Area;
- Open Space;
- Railyard;
- Rural Area;
- Waste Disposal Site;
- Provincially Significant Wetlands.

The land use designations and associated policies within the Official Plan will be reviewed to determine what may be appropriate to carry forward in the updated Official Plan, and what may need to be replaced or revised based on changes to the Planning Act, the 2020 Provincial Policy Statement, and other updates to legislation.

### 4.3 City of Kenora Beaches Parks and Trails Plan (2016)



The purpose of the Beaches Parks and Trails Plan, prepared by Scatliff + Miller + Murray, Marr Consulting and KGS Group, is to enhance a network of on-road cycling facilities, trails and pathways that will help turn the City into a destination community. The Plan illustrates concept plans for the beaches, parks, and trails that will be implemented over time. The City will then determine projects and priorities based on a review of opportunity and maintenance capacity and/or partnerships with local organizations.

The Plan includes the following infrastructure recommendations that are most relevant to the City's Official Plan and Zoning By-law Review:



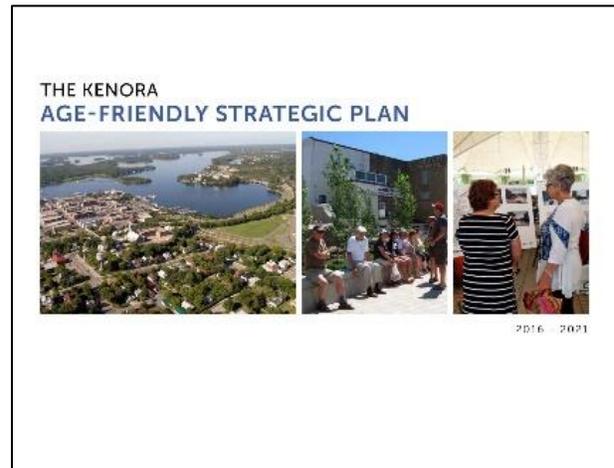
- Treatments to Implement in the Short Term
  - Recommendation #5: Designate paved shoulders for cycling especially on urban and rural roadways where vehicles are prohibited from parking on the shoulders.
  - Recommendation #6: Install ancillary facilities such as bike racks and bike lockers at high demand destinations.
  - Recommendation #8: Conduct a program of street closures on Sundays and statutory holidays during the summer season.
  
- Treatments to Implement in the Future
  - Recommendation #9: In the long term, the following on- and off-road facilities may be most suitable to Kenora's roadways:
    - Bike lanes and sharrows mainly in downtown core
    - Multi-use pathways and trails inside parks, recreational areas and natural settings
    - Bike paths and cycle tracks along major roads
  
- Funding
  - Recommendation #11: Mandate the integration of alternative transportation facilities into the design of new roadways and/or road reconstruction to create long-term cost savings.
  - Recommendation #15: Encourage developers and other businesses to build active transportation facilities, possibly on a cost-sharing basis with the City. In return, these businesses might be allowed to advertise their contribution to the facility. This would help promote a sense of shared responsibility and program ownership.
  
- Policy, Programming, Education and Tourism
  - Recommendation #20: Plan and implement strategic additions to the trail and cycling network for the future.
  - Recommendation #21: Integrate trail and cycling network development into city planning. Include alternative transportation provisions into all future road projects. If inconsistencies in existing policies or practices begin to emerge, find positive means to adopt and change to ensure that provisions for pedestrians and cyclists become the norm.
  - Recommendation #31: Allow for continued public input into ongoing planning related to trail and cycling facilities. Public consultation should be ongoing

and involve discussion of priorities for facility development. Establish formats for informal dialogue such as the use of e-mail or phone line to register problem locations.

- Recommendation #32: Coordinate education initiatives to highlight alternative transportation. The City could work with non-governmental organizations, such as health, environmental, service and user groups, and others to include active transportation in programming for people of all ages. Educate developers and employers about the advantages of incorporating alternative and sustainable transportation into their plans and policies. Through these programs, individuals will learn the mechanics (e.g. rules of the road) and the importance of signage (e.g. “share the road” signs). City support for these programs could entail dollars and/or service and would put priority on supporting existing programs.

#### 4.4 Age-Friendly Strategic Plan (2016)

The Age-Friendly Strategic Plan was prepared by HTFS Planning and Design in 2016. This Plan was endorsed by Council, however, is led by a grassroots committee with City representation. The purpose of the Plan is to identify opportunities for the City to become a more age-friendly city.



The Plan’s key opportunities include:

- Outdoor Spaces and Buildings
  - Upgrades to sidewalks and roads;
  - Installation of effective pedestrian signalized intersections;
  - Establish Age-Friendly Priority Zones where seniors housing, services and other destinations are concentrated;
  - Implement special policies for Age-Friendly Priority Zones, such as:
    - One drop-off / loading spot shall be provided in an Age-Friendly Priority Zone (e.g. a drop-off spot should replace a few of the street parking spots on Bernier near the Whitecap Pavilion).
    - Age-Friendly Priority Zones shall be regarded as the areas of highest priority for snow clearing.



- Snow piles shall not be permitted on an accessible parking / drop-off spot in an Age-Friendly Priority Zone.
- The path from an accessible parking / drop-off spot to the sidewalk (including curb drops) must be kept clear of snow in an Age-Friendly Priority Zone.
- The path from the sidewalk to the door of a seniors' apartment building, public washroom, pedestrian crosswalk, or public building must be kept clear of snow if it is within an Age-Friendly Priority Zone.
- Ensure sidewalks are level and smooth (e.g. without heaving pavement) in Age-Friendly Priority Zones.
- Examine the feasibility of including more than the standard number of age-friendly curb drops that are installed on sidewalks in an Age-Friendly Priority Zone (provided other road safety concerns are addressed).
- Create park spaces that are accessible and welcoming for all ages and people;
- Link trails to senior's housing;
- Establish new age-friendly community gardens; and
- Allow outdoor recreation opportunities in green spaces in close proximity to senior's housing.
- Transportation
  - Adjust transit routes so they are more age-friendly;
  - Build more shelters at bus stops; and
  - Establish a "park and ride" system for events or other places with limited parking or access.
- Housing
  - Promote construction of secondary suites;
  - Develop a plan for a Kenora Age-Friendly Village / Campus of Care, where retirement living, assisted care, memory care, and long-term care housing is all built around a central "village"; and
  - Provide incentives to encourage affordable seniors' housing and assisted living housing.

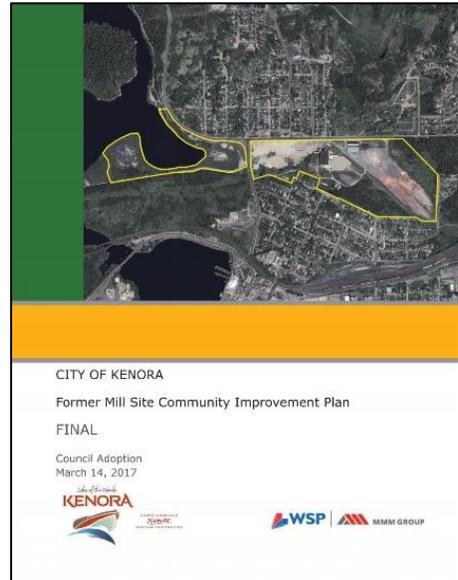
The City's Official Plan should be updated to incorporate policies that are supportive of age-friendly initiatives, infrastructure, and facilities, with a specific focus on the Age-Friendly Strategic Plan's key opportunity areas of outdoor spaces/building; transportation; and housing.

#### 4.5 Former Mill Site Community Improvement Plan (2017)

The purpose of the Former Mill Site Community Improvement Plan (CIP) (2017) is to provide an opportunity to develop and redevelop properties within the boundaries designated as a Community Improvement Plan Project Area. The CIP provides incentives to develop and redevelop property in the form of grants, loans, and tax assistance.

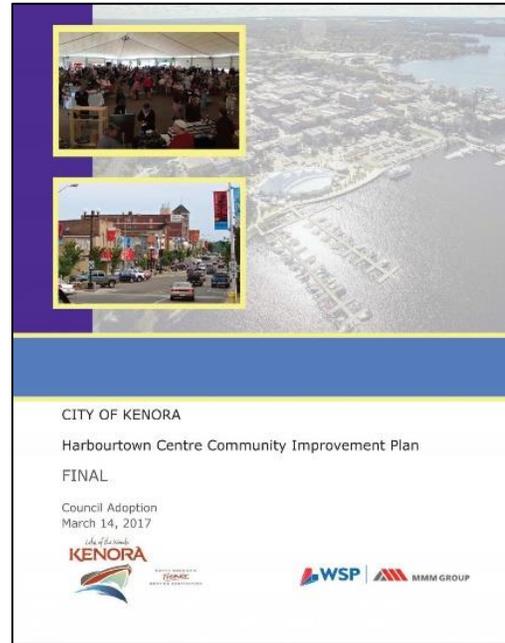
The objectives of the CIP include:

- 1) To respect and be compatible with the surrounding area and land uses.
- 2) To provide a good cross-section of employment and training opportunities for the Kenora community and Indigenous peoples.
- 3) To foster sustainable development by using land, local resources, and infrastructure efficiently.
- 4) To provide a main entrance to the site from Ninth Street North.
- 5) To integrate the site with the surrounding community by a transportation corridor through the site for all modes of transportation.
- 6) To create and maximize a strong set of financial incentives for private sector redevelopment.
- 7) To rebrand the site name and create a new community identity/placemaking.
- 8) To develop a marketing and communication strategy that is carried out through the implementation of this CIP.
- 9) To promote the use of green technologies and a zero-carbon footprint.
- 10) Encourage development of affordable housing



#### 4.6 Harbourtown Centre Community Improvement Plan (2017)

The purpose of the Harbourtown Centre Community Improvement Plan (CIP) (2017) is to establish a program for municipal financial incentives to encourage the rehabilitation and improvement to private lands and to coordinate public and private works in a manner that will make the most efficient use of public infrastructure. The intent of the plan is to target improvements to existing buildings and properties, and towards developments in Harbourtown Centre that have an affordable housing component. The CIP provides incentives to develop and redevelop property in the form of grants, loans, and tax assistance.



The objectives of the CIP include:

- 1) To encourage the continued vitality and economic viability of the commercial core;
- 2) To stimulate new investment in public and private lands;
- 3) To encourage consistency in urban design and signage while recognizing the importance of diversity and character of the existing built form;
- 4) To create an attractive image of the City that reflects the historic character and heritage of the community;
- 5) To reinforce the commercial core as a focus for the community, including commercial and residential uses;
- 6) To improve pedestrian and vehicular connections within the area;
- 7) To provide incentives for rehabilitation of the downtown core and Harbourtown as an attractive destination for shopping, dining and sightseeing; and
- 8) To provide a mix and range of housing types that shall meet the physical and financial needs of all current and future residents, in particular the aging population and new entrants to the housing market.

#### 4.7 Keewatin Community Improvement Plan (2017)

The purpose of the Keewatin Community Improvement Plan (CIP) (2017) is to provide an opportunity to develop and redevelop properties within the boundaries designated as a Community Improvement Plan Project Area with a focus on affordable house, streetscape and façade improvements, and brownfields. The CIP provides incentives to develop and redevelop property in the form of grants, loans, and tax assistance.

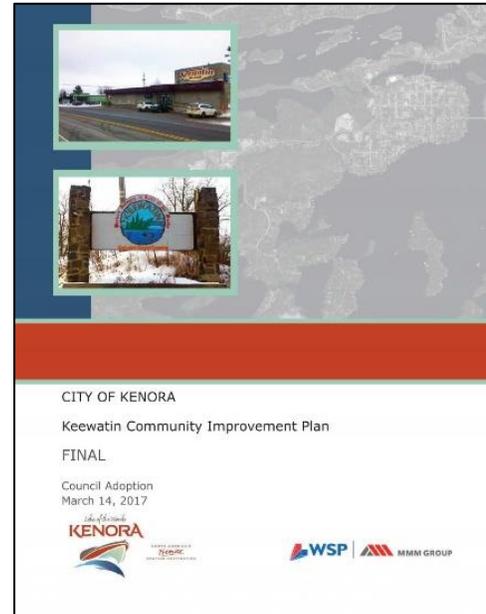
The vision of the CIP is:

“Keewatin will be a quaint, year-round healthy lifestyle community offering passive and active recreational and cultural activities that are accessible by land and by water for all to enjoy.

Its main streets will be visually appealing and vibrant, providing places to live, work, shop, and play for all members of the community.”

The goals of the CIP are:

- 1) Improve streetscape and the public realm.
- 2) Encourage development of affordable housing.
- 3) Enhance existing businesses and promote establishment of new businesses and encourage the clustering of complementary uses.
- 4) Improve wayfinding.
- 5) Establish a set of design guidelines for Keewatin.

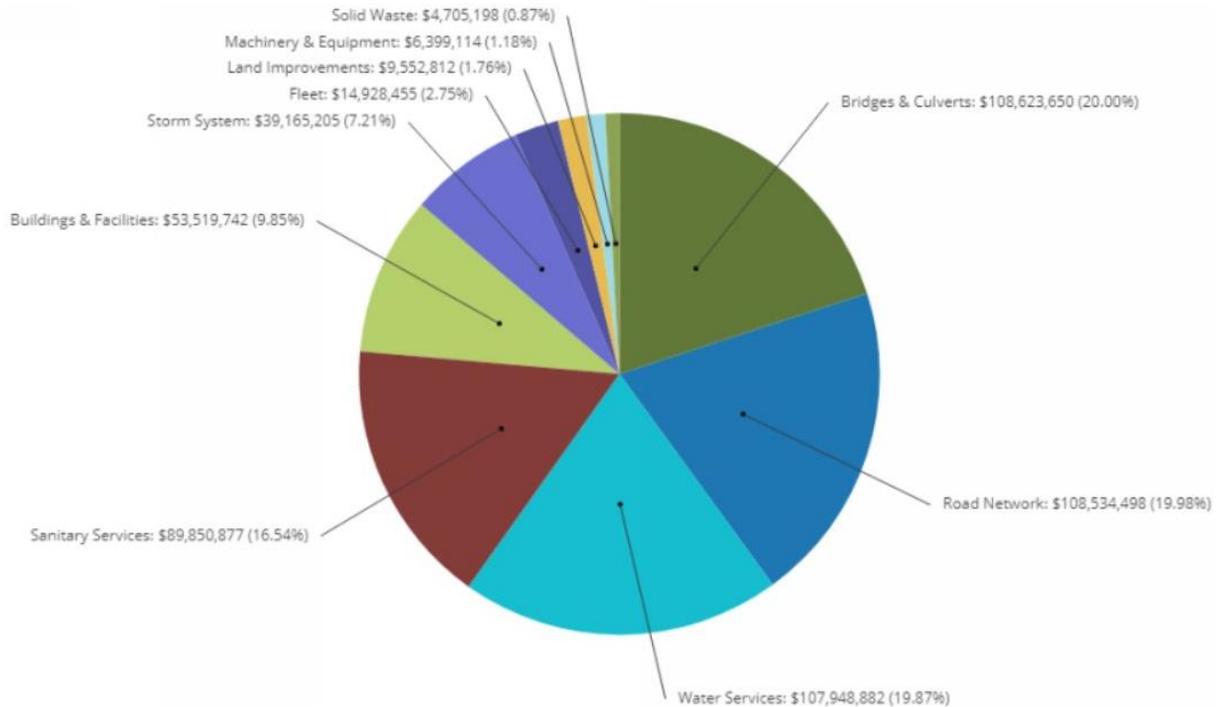


#### 4.8 Asset Management Plan (2017)

The Asset Management Plan was prepared by Public Sector Digest (PSD) in 2017. The purpose of this Plan is to assist the City of Kenora in managing their infrastructure needs while ensuring timely investments to minimize repair and rehabilitation costs and maintain municipal assets.

The Plan identifies a series of classes for the City, of which have a total asset valuation of \$543 million (2017), of which Bridges and Culverts and the road network comprised 40%, followed by Water Services at 20% (**Figure 4-1**).

**Figure 4-1: Asset Replacement Value - All Asset Classes**



The Plan offers strategic recommendations for the continuous improvement of program activities and outputs. Those which are relevant to the Official Plan and Zoning By-law Review are:

- Climate Change
  - Develop policies that outline a commitment to consider the impact of climate change on existing infrastructure and future development
  - Develop disaster mitigation plans in the event of infrastructure failure

## 4.9 Climate Change Adaptation and Resilience Study (2018)

The City of Kenora Climate Change Adaptation and Resilience Study was prepared by PSD in 2018. The Study identifies the following climate change-related risks faced by Kenora’s physical infrastructure (listed from greatest overall risk to lowest):

- Changes in precipitation patterns (increased frequency of heavy rainfall) and faster snowmelt will alter river and lake ecosystems and biodiversity through increased runoff and erosion.
- Drier conditions (changes in precipitation patterns and increased temperature) will increase risk of forest fires.

- More frequent extreme weather events (e.g. storms, severe winds) will increase instances of damage to vegetation (e.g. turf, trees, shrubs, annuals, perennials).
- Increase in the frequency and severity of winter storms and heavy rainfall may cause highway/road closures, which has the potential to isolate the community.
- Increasing rainfall frequency and intensity, and faster snowmelt will reduce the capacity of stormwater management, thus leading to more frequent instances of flooding on private and public properties.
- Heavier rainfall over a shorter time will increase stress on built infrastructure.
- More frequent extreme weather events (e.g. storms, severe winds) will increase instances of damage to built assets on public and private property.
- More frequent extreme weather events (e.g. storms, lightning, tornadoes) will increase instances of damage to utility lines resulting in prolonged power outages.
- Increase in summer temperatures leading to an increase in algal and bacteria counts affecting the water quality of rivers and lakes.
- More frequent freeze-thaw cycles which may increase instances of damage to roads and sidewalks.
- Increased demand on energy due to increased cooling needs in summer.
- Changes in seasonal temperature will lead to shifting eco-regions for flora and fauna communities and create favorable climatic conditions for more frequent and rapid spread of invasive species.
- Increased surface runoff increasing erosion and landslide risk causing damage to infrastructure (e.g. wash-out of roads, shoulders, bridges).
- More frequent extreme weather conditions causing damage to boats and marina infrastructure.
- More frequent extreme weather events (e.g. snowstorms, freezing rain, severe winds) will lead to hazardous roads, sidewalks, and pathways conditions.
- Increase in summer temperatures will increase the frequency of health and safety-related issues due to extreme heat.
- Warmer winter temperatures can create contrast between the lake and land temperatures, causing fog, which may increase road and airport/heliport hazards.
- Increased depth of frost penetration from extreme cold may lead to increased incidences of frozen pipe water mains and water pipes.



- Increase in winter temperatures will negatively impact winter-based tourism (e.g. skiing, skating).
- Increased incidences of flooding leading to exposure to illness and pathogens.

### Summary of considerations:

- Outreach
  - Partner with surrounding communities and aboriginal groups to address climate change considerations in food-security communications and programming.
  - Develop an education and incentive program to promote lot level storm water controls (e.g. rain barrels, rain gardens, down spout disconnections etc.,).
  - Improve communications to local businesses on their role in the maintenance of sidewalks and appropriate application rates or best management practices (outlined in the Smart About Salt Program) during freezing rain or snow events.
  - Increase education and communication to public about invasive species (e.g. dog strangling vine, garlic mustard, round goby, zebra mussels, and quagga mussels), and the impact of climate change on invasive species.
  - Develop communications campaign with messaging to residents on lot-level resiliency actions (e.g. green roofs, shade structures, rain gardens, etc.).
- Storm water
  - Consider impacts and risks of increased disease vectors in design of storm water infrastructure (e.g. avoiding ponding/standing water).
  - Evaluate and recommend opportunities for increased storm water management capacity when redesigning parks and recreational areas to reduce flooding.
  - Develop and implement a comprehensive maintenance and inspection program and manual for storm water works.
  - Conduct storm water drainage area inspections to identify areas of potential risk for debris blockage and dams.
  - Update the inflow and infiltration reduction program as required.
  - Investigate and explore opportunities to collect and recycle water and storm water for further use in future buildings and developments.

- Update policies and standards to consider new and emerging green technologies to manage storm water in new developments.
- Upsize storm water infrastructure as part of renewal (where possible).
- Buildings
  - Revisit building standards to reflect the community's goals to mitigate climate and its impacts, and update by-laws, development guidelines, and zoning regulations accordingly.
- Natural Areas, Vegetation and Forests
  - Increase natural/forested areas within sub watersheds with high surcharge and runoff.
  - Collect data on the urban canopy to develop baseline information and direction for a future Urban Forest Management Plan or Natural Capital Asset Management Plan.
  - Develop an Urban Forest Management Plan with specific greening strategies for areas of the City where tree canopy/greenspace is low. Work with surrounding communities to maintain natural assets – look into working out an agreement, where other communities monitor and care for assets, in exchange for using Kenora's municipal services and infrastructure.
  - Support the identification and mapping of invasive species as part of the Urban Forest Strategy.
  - Promote the planting of native vegetation along lakes, creeks and ravines to reduce erosion risk, maintenance needs, and enhance local biodiversity.
  - Increase preventative maintenance and inspection of trees on public property (e.g. tree pruning, removal of diseased/hazardous trees, proactive planting) in order to reduce damage to the urban forest caused by extreme weather events.
  - Encourage and incentivize residents to plant gardens with native species that provide habitat and enhance local biodiversity.
  - Encourage natural and constructed shade, cooling structures and spaces (e.g. recreational/sprinkler community water parks) on public and private property.
  - Develop municipal by-laws, standards, and permitting processes to advocate, enhance, and/or incentivize green space, green roofs, and tree canopy on private and public properties.

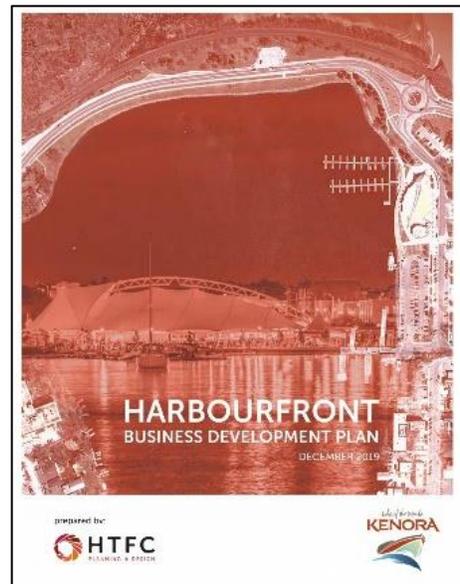
- Technology
  - Increase low impact development technologies and/or natural capital asset management practices throughout Kenora, and update engineering policies and standards as necessary.
- Infrastructure
  - Develop a policy for regularly updating infrastructure design standards and repairs to reflect new climate change projections and green infrastructure technologies.
  - Investigate and apply methods of incorporating climate change considerations into infrastructure (grey, green, and urban forests) asset management. (PSD)
- Tourism
  - Assess new opportunities for different forms of tourism as a result of a changing climate.
- Weather events
  - Assess areas vulnerable to high/strong winds and develop strategies to reduce wind pressure (e.g. tree planting, pedestrian sheltering, etc.). Better understand Kenora’s wind patterns, strengths, vulnerabilities, etc.

## 4.10 Harbourfront Business Development Plan (2019)

The Harbourfront Business Development Plan was prepared by HTFC Planning and Design. The purpose of the Plan is to identify business opportunities, examine improvements to the public realm, examine current parking inventory and analysis, and consider the lake as a natural resource.

The Plan summarizes a number of recommendations which would apply to this Zoning and Official Plan Review:

- Harbourfront Design Standards
  - Establish maximum setback requirements particularly for front yards. This would help to ensure development looks consistent and that new buildings are built right up to the sidewalk, creating a better pedestrian-oriented environment.



- Re-evaluate building heights – as a standard, new buildings in the Harbourfront area should be a minimum of 2 storeys.
- Consider raising the maximum building height to allow for more residential and commercial density in the Harbourtown Centre outside Harbourfront.
- **Parking**
  - Reducing required parking spaces in the Harbourfront and Harbourtown Centre – Because the Downtown area is accessible by pedestrians, public transit users, and boaters, parking requirements in the Downtown area should be reduced, particularly along the waterfront.
  - Remove parking spaces for dock slips in Zoning By-Law – Currently the parking requirement is one stall to be allocated to every dock slip. (3.23.1 and Table 4 of the Zoning By-law). This should only be required where there is a boat launch and it is expected that each parking spot will have full time use. Reconsider changing the ratio in areas where dock slips are used for casual visitors and there are no boat launches.
  - Update parking lot design standards in Zoning By-Law – The section on Design of Parking Areas and Spaces (3.23.4 of the Zoning By-law) should include standards for interior parking lot landscaping, pedestrian corridors, and improved street edge landscaping that could greatly improve the quality of the public realm.
  - Parking Management Plan – A case by case study of the proposed development and the actual need for off-street parking. This is atool the City can suggest to prospective developers and encourage a holistic approach to parking needs in Harbourtown Centre. Following is a description of how it works:

An applicant may propose to the plan examiner a parking management plan prepared by a professional traffic engineer or parking consultant, documenting that a lower amount of automobile parking is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets or public lanes: because of unique patterns of peak hour use, the proximity of other public parking areas, proximity to major public transportation routes, the provision of enhanced bike parking, the use of a car share program, or other factors, without the imposition of additional parking management tools. If the plan examiner concludes that the proposed parking management plan will provide automobile parking adequate to meet the needs of the proposed use or combination of uses and to



prevent traffic or parking congestion on surrounding streets and public lanes, the plan examiner may approve the parking management plan and may reduce the amount of required off-street parking required to conform with the approved plan.

- Other
  - Consideration for Bicycle Storage and Facilities – Currently, there are no provisions in the Zoning By-Law for cycling infrastructure. New development in the Harbourtown Centre could be required to provide infrastructure such as bicycle racks or storage. This would help to incentivize cycling in the area and therefore help to facilitate reductions in automobile infrastructure.
  - Consideration for all new developments to provide accessible walkways to public sidewalks and waterfront areas.
  - Consideration that shoreline areas, other than those developed for public use, be kept naturalized – in the Zoning By-Law Section 3.30 (Setback from Watercourses and Waterbodies), there is no requirement that land within the setback area be kept naturalized.
  - Consideration for foundation plantings and other beautification standards in the Harbourtown Centre.
  - Waterfront Walkway for Harbourtown Centre – When a new use commences in a new or existing building located on the waterfront in Harbourtown Centre an easement will be established for the purposes of a waterfront walkway.

## 4.11 Population, Housing and Employment Projections (2020)

On July 21, 2020, City staff presented the Kenora Vacant Lands and Growth Strategy – Population and Employment Projections Memorandum to Council, which was prepared by Urban Systems (March 2020).

Urban Systems collected population projection data from Environics Analytics (Environics) for Kenora, and used Environics' assumed growth rate for the City to create different projection scenarios. The forecasts have been prepared by 5-year intervals corresponding with the Environics' data. For the purpose of updating the City's Official Plan, the growth outlook is based on a 20-year planning horizon, to the year 2039. **The population is estimated to increase between 1,049 and 1,434 persons over the next 20 years, to a population of between 16,986 (low) and 17,371 (high) persons, which represents a percentage change between 6.6% and 8.3% (see Table 4-1).**

**Table 4-1: Kenora Population Projections 2019 -2039**

<b>Year</b>	<b>EnviroNics Growth Rate</b>	<b>Growth Rate (High)</b>	<b>Growth Rate (Average)</b>	<b>Growth Rate (Low)</b>
<b>2019</b>	15,937	15,937	15,937	15,937
<b>2024</b>	16,195	16,234	16,195	16,156
<b>2029</b>	16,505	16,592	16,505	16,419
<b>2039</b>	17,177	17,371	17,177	16,986

Based on an average household size of 2.2 persons, this population increase is projected to result in **a need for 456 (low), 539 (medium), or 623 (high) additional dwelling units to the year 2039**, depending on the growth scenario applied, to accommodate the projected growth in the community. However, it is important to recognize that “Kenora currently has an existing housing shortage for market, affordable and social housing. This means that projected housing needs would be required on top of the existing housing shortage within the community” (Urban Systems, 2020). **The estimated land required to accommodate the forecasted residential dwelling units ranges from 34.1 ha (low) to 46.7 ha (high)** as indicated in **Table 4-2**, and based on the following assumptions:

- Future residential development maintains a split of 65% single-family/semi-detached dwellings and 35% multi-family dwellings;
- Residential density of 10 dwellings per hectare used for single-family/semi-detached; and
- Residential density of 35 dwelling per hectare used for multi-family dwellings.

**Table 4-2: Kenora Residential Land Needs 2019-2039**

<b>Housing Type</b>	<b>Land Needs Low</b>	<b>Land Needs Medium</b>	<b>Land Needs High</b>
<b>Low-Density</b>	29.6 ha (74.1 ac)	35 ha (86.4 ac)	40.5 ha (100 ac)
<b>High-Density</b>	4.5 ha (11.1 ac)	5.4 ha (13.3 ac)	6.2 ha (15.3 ac)
<b>Total</b>	34.1 ha (81.2 ac)	40.4 ha (99.7 ac)	46.7 ha (115.3 ac)

For the purpose of the Official Plan and Zoning By-law Review, the medium housing unit projections (539) and Land Needs Medium will be used.

As per Urban Systems’ employment projections to the year 2026 presented in **Table 4-3**, future employment growth areas include:



- Health and social services with a projected annual change between 27 and 40.8 jobs;
- Education with a projected annual change between 10 and 14.88 jobs;
- Accommodation and food with a projected annual change between 8 and 11.28 jobs;
- Retail trade with a projected annual change between 7 and 10.32 jobs;
- Construction with a projected annual change between 9 and 13.92 jobs; and
- Professional services with a projected annual change between 7 and 10.56 jobs.

However, it is to be noted that regional development, primarily regarding the Ring of Fire mineral deposit and other resource activities, could influence employment growth particularly in the mining, construction and professional service industries.

**Table 4-3: Kenora Employment Projections 2021-2026**

2021 to 2026	Projected Annual Change in Employment		
	Slower	Historical (2016 to 2021)	Accelerated
Agriculture, other primary	-1	-1	-1.2
Mining, oil & gas	0	0	0
Utilities	0	0.6	0.72
<b>Construction</b>	<b>9</b>	<b>11.6</b>	<b>13.92</b>
Manufacturing'	-1	-1	-1.2
<b>Wholesale trade</b>	<b>4</b>	<b>5.2</b>	<b>6.24</b>
<b>Retail trade</b>	<b>7</b>	<b>8.6</b>	<b>10.32</b>
Transportation, warehousing	2	2.8	3.36
Information, culture	0	0.6	0.72
Finance, insurance	3	4.2	5.04
<b>Professional, scientific, technical services</b>	<b>7</b>	<b>8.8</b>	<b>10.56</b>
Other business services	3	3.6	4.32
<b>Education</b>	<b>10</b>	<b>12.4</b>	<b>14.88</b>
<b>Health, social services</b>	<b>27</b>	<b>34</b>	<b>40.8</b>
Arts, entertainment, recreation	2	3	3.6
<b>Accommodation, food</b>	<b>8</b>	<b>9.4</b>	<b>11.28</b>
Other services	0	0.4	0.48
<b>Government</b>	<b>4</b>	<b>5.4</b>	<b>6.48</b>

Based on the above noted population, housing and employment projections, the following considerations are provided as part of the Strategy:

- **Residential** - Kenora's surplus vacant lands that are suitable for residential development should be prioritized and zoned appropriately, including an emphasis on enabling higher residential densities where possible.
- **Employment** - Kenora's surplus lands that are suitable as employment areas, specifically within the settlement area, should be prioritized for commercial, office and other small, medium and large format retail uses.
- **Institutional** - Kenora's surplus lands should be assessed for their potential to accommodate larger institutional uses, including new health facilities, post-secondary and other institutional and supportive uses.
- **Industrial and Service Commercial** - Kenora's surplus lands, particularly larger sites on the fringe with direct or secondary access to highways, should be prioritized for such uses. However, between the Abitibi and airport industrial lands, there may be an existing surplus of such industrial and service commercial lands at this point in the time.

Regarding employment projections, the 2016 Census identified a total employed labour force of 7,510 in 2016, or 1.16 employed individuals per household. Assuming there are no changes to the participation, employment, or unemployment rates, and employment growth matches the projected population growth, **the City has extrapolated that up to an estimated 130 jobs will be added by 2024, 287 jobs by 2029, and 625 jobs by 2039.** The Urban Systems report projected employment growth to the year 2026, with between 84 and 130 jobs being added, which is slightly more conservative.

These results provide the basis for updating the Official Plan policies to manage growth and land use in Kenora to a 2039 planning horizon.

#### **4.12 Vacant Land Analysis (2020)**

The City of Kenora undertook a Vacant Land Analysis in December 2020, which identified 406 vacant parcels within the Settlement Area, encompassing a total of approximately 227 gross ha (561 ac), and comprised of approximately 80.3 gross ha of residential lands, and 146.9 gross ha of employment lands. Some vacant parcels were removed from consideration due to existing constraints on development, including:

- Severe slopes constraining or preventing the location of structures or access to the site;



- Bare rock outcrops that significantly increase the cost of site preparation for development and range of uses feasible for a property;
- Prohibitive servicing costs for extension of municipal sewer and water, often related to the slopes and rock outcrops already mentioned;
- Parcels that are owned by the City and have been used for municipal roads or other municipal infrastructure;
- Wetlands and other environmentally sensitive areas as identified by the “EP” Environmental Protection Overlay Zone in the current Zoning By-law;
- Properties zoned as “RU” Rural Zone; and
- Properties that are zoned as “OS” Open Space Zone or which have been developed with significant public recreational facilities or improvements.

A map of the available vacant lands is included in **Figure 4-2**.

By applying a gross down factor of 25% to account for infrastructure needs and topography constraints on individual parcels, the total vacant land area was reduced to 170 net ha (420.1 net ac).

## Residential Land Needs

By using the medium projections for dwelling units and applying the range of densities referred to in the existing Official Plan, the City has determined the land requirements, outlined in **Table 4-4**, that would be needed to support new residential growth to the year 2039. It should be noted that this does not take into account any changes in demand for residential properties by seasonal residents.

**Table 4-4: Land Requirements by Residential Density**

<b>Medium Household Projection (Year)</b>	<b>Low Density (&lt;16 units/ha)</b>	<b>Medium Density (17-40 units/ha)</b>	<b>High Density (&gt;40 units/ha)</b>
<b>112 (2024)</b>	>7 ha	3-7 ha	<3 ha
<b>247 (2029)</b>	>15 ha	6-15 ha	<6 ha
<b>539 (2039)</b>	>34 ha	13-34 ha	<13 ha

## Employment Land Needs

Regarding employment projections, the 2016 Census identified a total employed labour force of 7,510 in 2016, or 1.16 employed individuals per household. Assuming there are no changes to the participation, employment, or unemployment

rates, and employment growth matches the projected population growth, the City has estimated that up to 130 jobs will be added by 2024, up to 287 jobs by 2029, and up to 625 jobs by 2039. The Urban Systems report projected employment growth to the year 2026, with between 84 and 130 jobs being added, which is slightly more conservative.

Assuming a low employment density of 20 jobs/ha and a high employment density of 50 jobs/ha (which is based on urban employment areas in other Ontario cities), **Table 4-5** presents the range of land requirements for future employment uses.

**Table 4-5: Land Requirements by Employment Density**

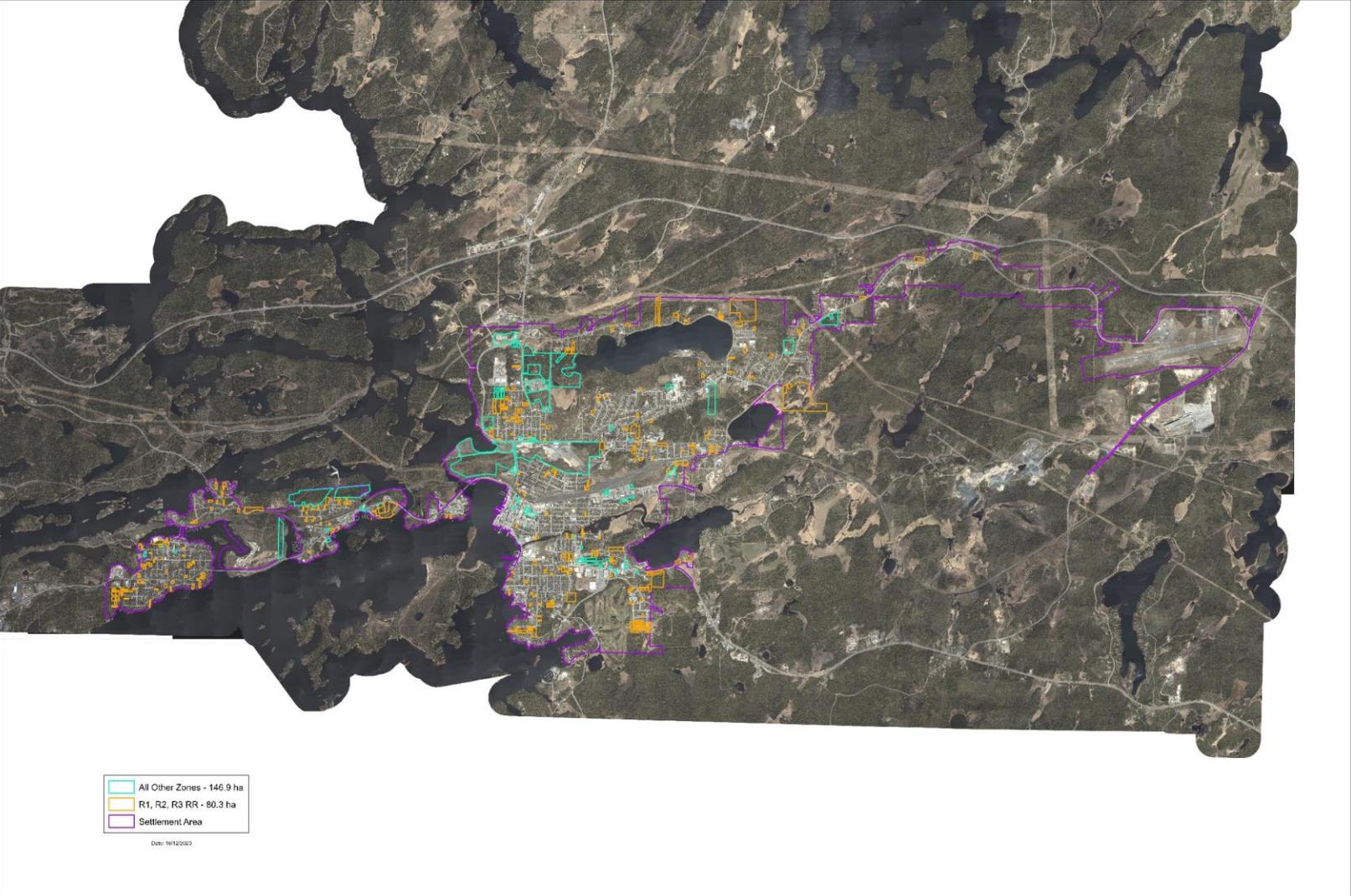
<b>Employment Projection</b>	<b>Low Density (20 jobs/ha)</b>	<b>High Density (50 jobs/ha)</b>
<b>130 (2024)</b>	6.5 ha	2.6 ha
<b>287 (2029)</b>	14.4 ha	5.7 ha
<b>625 (2039)</b>	31.3 ha	12.5 ha

### Summary

In summary, assuming the lowest density of future residential and employment development, the City may expect a demand of approximately 65.3 ha (i.e. 34 ha for residential + 31.3 ha for employment), which represents approximately 38% of the estimated vacant land available (i.e. 170 net ha). Development at higher densities would result in a decrease in vacant land needs. The surplus vacant lands would be available to address existing housing shortages. As such, **the available vacant lands are sufficient to accommodate projected residential and employment growth to the year 2039, and there is no need for a Settlement Area boundary expansion.**



Figure 4-2: Vacant Land Supply Map (City of Kenora, December 2020)



## 5.0 As We Heard It

As part of the Official Plan and Zoning By-law review, an Online Visioning Session was launched on November 19, 2020 for a period of two weeks to introduce the project and key topics for consideration in the review. A total of 258 people viewed the Visioning Workshop presentation, which was made available on the City’s website.

As a complement to the Online Visioning Session, a survey was available on the City’s website from November 19 to December 3, 2020; hard copies of the survey were available as needed. The survey questions focused on the following key topics: Affordable Housing; Economic Development; Waterfront Development; Keeping of Animals; Parking; and Short-Term Accommodations. A total of 211 survey responses were received (209 completed online and two (2) submitted via email).

The community input received through the Online Visioning Session and survey are organized under the key topic categories in **Table 5-1** below, which provides a written summary of the survey responses received.

**Table 5-1: Summary of Online Visioning Session Survey Results**

Category	Summary of Survey Results
Affordable Housing	<ul style="list-style-type: none"> <li>• Increase the supply of housing               <ul style="list-style-type: none"> <li>○ Encourage the construction of rent-geared-to-income dwellings</li> <li>○ Permit more intensification in low-density residential zones</li> <li>○ Financial incentives for the construction of affordable housing</li> <li>○ Reduce bureaucratic barriers in the development process</li> <li>○ Permit for the construction of tiny homes</li> </ul> </li> <li>• Low-rise apartment, townhouse, duplex, single-detached and semi-detached dwellings are most compatible with existing residential development</li> <li>• Consideration for municipal services and design compatibility should be addressed in the Zoning By-law</li> <li>• Additional residential units should be permitted outside of the settlement area</li> <li>• New housing should push for net-zero emissions</li> </ul>



Category	Summary of Survey Results
Economic Development	<ul style="list-style-type: none"> <li>• Additional residential units should have a parking space</li> <li>• Community Improvement Plans should cover the entire City</li> <li>• Community Improvement Plans are improving the quality of the City</li> <li>• Existing businesses are in need of financial support, before attracting new businesses</li> <li>• Bring in new businesses through financial incentives                             <ul style="list-style-type: none"> <li>○ Ensure all new businesses do not produce any nuisances (odour, excessive lighting, noise, traffic, etc.)</li> </ul> </li> <li>• Explore permitting home-based businesses within accessory structures</li> <li>• Do not permit home-based businesses                             <ul style="list-style-type: none"> <li>○ Could possibly disrupt residential neighbourhoods with traffic, parking, noise, etc.</li> <li>○ It would discourage investment into the core economic areas of the City</li> </ul> </li> </ul>
Waterfront Development	<ul style="list-style-type: none"> <li>• Avoid increasing maximum building heights and decreasing lot coverage requirements</li> <li>• City should look at limiting accessory structures in waterfront developments</li> <li>• Accessory structures should have a maximum height of 4.5 m</li> <li>• Percentage of the shoreline should be used as a way to limit shoreline coverage</li> <li>• Development along the waterfront should prioritize the protection of the natural habitat</li> <li>• The waterfront should not have dedicated parking spaces, but rather encourage active transportation and off-site parking</li> </ul>
Keeping of Animals	<ul style="list-style-type: none"> <li>• Permit urban agricultural uses in both rural and non-rural zones</li> <li>• Permit goats, rabbits and birds (including poultry)</li> <li>• Do not permit these types of rural-related uses in non-rural zones for reasons such as noise, odour, safety and animal well-being</li> </ul>





Question 2 asked, "This is the current Official Plan vision: **'The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives.'** Based on your responses to question 1 above, how would you modify or change the vision in the current Official Plan?"

A total of 52 respondents identified that no changes were needed to the current Official Plan vision, whereas, 43 respondents requested more of a focus on the environment and community well-being, and 29 respondents wanted to change "Aboriginal" to "Indigenous", as well as further engagement with Indigenous peoples on the vision. Outlined below are examples of possible vision statements written by respondents:

- "The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all."
- "The City of Kenora shall be an inclusive, sustainable, healthy, all-season community with a robust economy. Residents welcomes all and respects the Indigenous peoples and traditions, so all ages can lead meaningful lives while we all thrive, prosper, and walk in kindness with one another."
- "The City of Kenora shall be a diverse, welcoming, caring and healthy community with room for all who choose to live here, with opportunities for all to participate in and benefit from the local economy; a place where Indigenous history and culture are more than acknowledged, they are valued and incorporated in all aspects of the community."
- "The City of Kenora will be an inclusive and innovative leader in community growth with a focus on creating a sustainable, healthy, four-season community with a healthy economy that welcomes and respects all individuals and cultures within its limits. The City's ultimate goal of supporting its residents and their beliefs and traditions so that future generations can thrive and prosper while continuing to honour them."
- "The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes and respects all people, including a commitment to Indigenous peoples' traditions and values so that the current and future generations may thrive, prosper, and lead meaningful lives."

## 6.0 Conclusion

This Background Report is intended to provide background information to guide the review of the City of Kenora Official Plan and Zoning By-law. The recommendations of the numerous completed studies that have identified in this report will be carried forward into the Official Plan as policies, as appropriate. New and updated Official Plan policies will be implemented through the Zoning By-law Review, which will be undertaken concurrently with the Official Plan Review. In addition, other key provincial legislation and policy direction, including the 2020 Provincial Policy Statement, will need to be reflected in the new Official Plan.

As identified in the Urban Systems Vacant Lands and Growth Strategy Report growth was forecasted for the next 20 years. However, based on the PPS, the Official Plan could consider up to a 25 year planning horizon. The following are the key findings of the Report:

- The total population is estimated to increase between 1,049 and 1,434 people over the next 20 years, with a percentage change between 6.6% and 8.3%.
- Kenora is estimated to require an additional 456 (low) to 623 (high) dwellings to accommodate for the projected population growth.
- The estimated land required to accommodate the forecasted residential dwelling development ranges from 34.1 ha to 46.7 ha.
- Employment projections to the year 2026 include the following future employment growth areas:
  - Health and social services with a projected annual change between 27 and 40.8 jobs;
  - Education with a projected annual change between 10 and 14.88 jobs;
  - Accommodation and food with a projected annual change between 8 and 11.28 jobs;
  - Retail trade with a projected annual change between 7 and 10.32 jobs;
  - Construction with a projected annual change between 9 and 13.92 jobs; and
  - Professional services with a projected annual change between 7 and 10.56 jobs.

Based on the findings of the Vacant Land Analysis, there is currently sufficient vacant land available within the Settlement Area to accommodate the projected residential and employment growth to the year 2039, with a significant surplus of vacant lands available.



## **Appendix A: 2020 Provincial Policy Statement Review Table**



**City of Kenora  
Official Plan and Zoning By-law Review 2020 - 2022**

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## Appendix A – 2020 Provincial Policy Statement Review Table

The 2020 Provincial Policy Statement (PPS) replaced the 2014 PPS and came into effect on May 1, 2020. It is our understanding the existing Official Plan (OP) was updated in 2017/18 to conform to the 2014 PPS.

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

The **blue** text in the 'Section and Policy' column indicates significant new information added, as per the 2020 PPS update. The ~~strikethrough~~ text notes text from the 2014 PPS that has been removed, as per the 2020 PPS update.

The 'Issues to be Addressed' column identifies 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.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
1.0 Building Strong Healthy Communities		
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1 Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including <b>single-detached, additional residential units, multi-unit housing</b> , affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; [...]	3.2 Affordable Housing  3.21 Secondary Dwelling Units	<b>Review policies for potential opportunities to increase multi-unit housing and other options for housing.</b>
e) promoting <b>the integration of land use planning, growth management, transit-</b>	2.2.1 Principle 1 – Sustainable Development	Principles 1 and 8 include ensuring that growth and development occurs

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; [...]</p>	<p>2.2.8 Principle 8 - Multi-Modal Transportation System</p>	<p>through sustainable and economically viable land use development patterns and ensuring that effective infrastructure services will be provided in a cost-efficient manner. No changes required.</p>
<p>i) preparing for the regional and local impacts of a changing climate</p>	<p>2.2.2 Principle 2 - Natural Environment</p>	<p>Consider adding objectives that reflect the considerations outlined in the Climate Change Adaptation and Resilience Plan.</p> <p>Consider adding a new section for the Changing Climate.</p>
<p>1.1.2 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 up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities</p>	<p>1.1 Purpose of the Official Plan</p> <p>1.3.1 The Challenge Ahead – Kenora’s Growth Strategy</p>	<p>Consider updating language to reflect a time horizon of up to 25 years, as opposed to 20 years.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>and <b>employment areas</b> beyond a 25-year time horizon.</p>		
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p><b>d) prepare for the impacts of a changing climate;</b></p> <p><b>Land use patterns within settlement areas shall also be based on</b> a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>3.3 Air Quality and Climate Change</p>	<p><b>Consider including policies to reduce or minimize the adverse impacts associated with climate change.</b></p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities <b>for transit-supportive development, accommodating a significant supply and range of housing options through</b> intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> <p><del>Intensification and redevelopment shall be directed in accordance with the policies of</del></p>	<p>Various</p>	<p><b>OP identifies the settlement area as an appropriate location for intensification. Consideration should be given to add more policy to continue to monitor the supply of residentially-designated land within the City and the range of housing produced by type, tenure, and affordability.</b></p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p><del>Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</del></p>		
<p>1.1.3.8  A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <p>a) sufficient opportunities <b>to accommodate growth and to satisfy market demand</b> are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p> <p><del>In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</del></p> <p><b>In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.</b></p>	<p>Various</p>	<p>OP identifies settlement area as appropriate location for intensification and areas with adequate servicing for potential expansion. No changes required.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:</p> <ul style="list-style-type: none"> <li>a) there would be no net increase in land within the settlement areas;</li> <li>b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;</li> <li>c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and</li> <li>d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.</li> </ul>	<p>Various</p>	<p>OP intends to maintain an adequate supply of lands and permit the conversion of lands to other uses only at the time of a comprehensive review. No changes required.</p>
<p>1.1.5.2 On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> <li>a) the management or use of resources;</li> <li>b) resource-based recreational uses (including recreational dwellings);</li> <li>c) residential development, including lot creation, that is locally appropriate;</li> <li>d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</li> <li>e) home occupations and home industries;</li> <li>f) cemeteries; and</li> </ul>	<p>4.8 Rural Area 4.8.1 Permitted Uses</p>	<p>Consider including a policy that allows lot creation that is locally appropriate in rural areas.</p> <p>OP includes a variety of agricultural permitted uses in rural areas. Consideration for inclusion of a reference to "in accordance with provincial standards" under 4.8.1.e.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
g) other rural land uses.		
1.2 Coordination		
<p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <p>a) managing and/or promoting growth and development <b>that is integrated with infrastructure planning</b>;</p> <p>h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: <b>Service Manager Housing and Homelessness Plans</b>.</p>	<p>4.1.2 Established Area Policies</p> <p>4.2.2 Residential Development Area Policies</p> <p>5.4.1 Redevelopment Lands</p> <p>5.4.2 New Development Lands</p> <p>6.1 Municipal Services</p>	<p>OP directs the development of new housing towards locations where appropriate levels of infrastructure and municipal services are available. No change required.</p> <p>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.</p>
<p>1.2.2 Planning authorities <b>shall engage with Indigenous communities and coordinate on land use</b> planning matters.</p>	<p>2.2.9 Principle 9 – Community and Aboriginal Engagement</p>	<p><b>The OP includes objectives for Indigenous engagement, however, consider providing policy related to engaging with Indigenous communities and coordination on land use planning matters.</b></p>
<p>1.2.6 Land Use Compatibility</p> <p>1.2.6.1 Major facilities and sensitive land uses <b>shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential</b> adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term <b>operational and</b></p>	<p>3.15 Land Use Compatibility</p>	<p>OP identifies that mitigation measures are encouraged when odour, noise and other contaminants are present. No change required.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</p> <p>1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> <li>a) there is an identified need for the proposed use;</li> <li>b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;</li> <li>c) adverse effects to the proposed sensitive land use are minimized and mitigated; and</li> <li>d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.</li> </ul>	<p>3.15 Land Use Compatibility</p>	<p>Consider include a policy to address this section of the PPS.</p>
<p>1.3 Employment</p>		
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> <li>a) providing for an appropriate mix and range of employment, institutional, and</li> </ul>	<p>2.2.4 Principle 4 – Diversified Economy</p> <p>8.2 Community Improvement</p>	<p>OP identifies strategic sites through designations in order to promote economic development. No changes required.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>broader mixed uses to meet long-term needs;</p> <p>c) facilitating the conditions for economic investment by 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;</p> <p>d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; [...]</p>		
<p>1.3.2.2</p> <p>At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.</p> <p>Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.</p>	Various	Consider a review of employment areas as part of the OP review.
<p>1.3.2.3</p> <p>Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land</p>	4.5 Industrial Development Area	Consider adding policies that pertain to the use of design guidelines for industrial development that address items such as massing, façade treatment, and landscaping.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.</p> <p>Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.</p>		<p>Consider revising policy 4.5.1.f. to prohibit residential development opposed to stating "Residential development shall not be permitted in conjunction with industrial development unless Council is satisfied that the residential component is a necessary component of the industrial use such as a caretaker's residence. Severances of the residential uses shall not be permitted."</p> <p>Consider requiring employment areas planned for industrial and manufacturing uses to justify appropriate transition to adjacent non-employment areas.</p>
<p>1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p> <p>1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy</p>	<p>4.5 Industrial Development Area</p>	<p>Section 4.5.2, Policy d) of the OP speaks to the considerations any proposals to convert Industrial Development Area to other purposes shall have. No change required.</p> <p>Consider adding additional considerations to the above noted policy to speak to provincially significant areas as identified in 1.3.2.5.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:</p> <ul style="list-style-type: none"> <li>a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;</li> <li>b) the proposed uses would not adversely affect the overall viability of the employment area; and</li> <li>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.</li> </ul>		
<p>1.3.2.7            Planning authorities may plan beyond 2025 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.</p>	<p>1.1 Purpose of the Official Plan</p> <p>1.3.1 The Challenge Ahead – Kenora’s Growth Strategy</p>	<p>Consider planning for beyond 25 years for the long-term protection of employment areas, as per the 25-year planning horizon.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
1.4 Housing		
<p>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>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 to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p> <p>Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>1.3.1 The Challenge Ahead – Kenora’s Growth Strategy</p> <p>1.4 Settlement Area</p>	<p>Provide the ability to accommodate residential growth for a minimum of 15 years instead of 10 years, as outlined in Section 1.3.1 in the OP.</p> <p>Include a policy to maintain a minimum 5-year supply of residential land with servicing capacity through lands zoned to facilitate residential intensification and redevelopment.</p>
1.4.3	3.2 Affordable Housing	Consider including a policy which identifies a minimum target for

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing 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.</p>		<p>housing which is affordable to low or moderate income households.</p>
<p>1.6 Infrastructure and Public Service Facilities</p>		
<p>1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.</p>	<p>3.20 Public Uses</p>	<p>Consider revising public use to include emergency services. As well as policies which speak to supporting effective and efficient delivery of emergency services.</p>
<p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: ...</p> <p>b) ensure that these systems are provided in a manner that:</p> <ol style="list-style-type: none"> <li>1. can be sustained by the water resources upon which such services rely;</li> </ol>	<p>Section 6 Municipal Services</p>	<p>Consider including policies which prepare municipal services for the impacts of a changing climate.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>2. prepares for the impacts of a changing climate;</p> <p>3. is feasible and financially viable over their lifecycle; and ...</p> <p>e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.</p>		
<p>1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	<p>6.2 Private Services</p>	<p>Section 6.2, Policy h) of the OP states, "New residential development serviced by communal water and sewage services will not be permitted." Consideration should be given to revising this policy to address the preferred form of servicing for multi-unit/lot development where municipal sewage services and municipal water services are not available.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not <b>available, planned or feasible</b>, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, <b>individual on-site sewage services and individual on-site water services</b> may be used for infilling and minor rounding out of existing development.</p> <p>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 the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p>	<p>Section 6 Municipal Services</p>	<p>Assess the long-term impacts on individual on-site sewage services and individual on on-site sewage services and individual on-site water services.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.6.5 [...] Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.</p>	<p>6.2 Private Services</p>	<p>Considering adding a policy which speaks to when partial services have been provided to address failed services.</p>
<p>1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment;</p>	<p>3.18 Surface and Groundwater Water Quality</p>	<p>The last paragraph of Section 3.18 should be revised per PPS 1.6.6.7.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>e) maximize the extent and function of vegetative and pervious surfaces; and  f) promote stormwater management best practices, including stormwater attenuation and re-use, <a href="#">water conservation and efficiency</a>, and low impact development.</p>		
<p>1.6.8 Transportation and Infrastructure Corridors</p> <p>1.6.8.5  <a href="#">The co-location of linear infrastructure should be promoted, where appropriate.</a></p>	Section 7 Transportation	<p><b>Consider providing policy that states the co-location of linear infrastructure should be promoted, where appropriate.</b></p>
<p>1.6.11 Energy Supply</p> <p>1.6.11.1  Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, <a href="#">district energy</a>, and renewable energy systems and alternative energy systems, to <a href="#">accommodate current and projected needs</a>.</p>	3.10 Energy	<p>OP addresses energy conservation and supports and encourages alternative energy systems and renewable energy sources for both residential and non-residential developments. No changes required.</p>
<p>1.7 Long-Term Economic Prosperity</p>		
<p>1.7.1 Long-term economic prosperity should be supported by:  ...  <b><a href="#">b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;</a></b>  <b><a href="#">i) sustaining and enhancing the viability of the agricultural system through protecting</a></b></p>	<p>2.2.1 Principle 1 – Sustainable Development</p> <p>2.2.2 Principle 2 – Natural Environment</p> <p>2.2.6 Principle 6 – Complete Communities</p>	<p>The OP contains various goals as outlined in Sections 2.2.1, 2.2.2, and 2.2.6 which speak to housing, agriculture protection, and energy conservation. No change required.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;</p> <p>j) promoting energy conservation and providing opportunities for development of renewable <del>increased</del> energy systems and alternative energy systems, including district energy supply;</p>		
1.8 Energy Conservation, Air Quality and Climate Change		
<p>1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <p>e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion</p> <p>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</p>	3.10 Energy	OP addresses energy conservation and supports and encourages alternative energy systems and renewable energy sources for both residential and non-residential developments. No changes required.
2.0 Wise Use and Management Resources		
2.2 Water		
2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:	3.3 Air Quality and Climate Change	Consider policies regarding evaluating and preparing for the impacts of a

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;	3.18 Surface and Groundwater Water Quality	changing climate to water resource systems at the watershed level.
2.3 Agriculture		
2.3.2 Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.	4.8 Rural Area	There are no designated prime agricultural lands in the City, however agricultural type uses are permitted in the Rural area. Policies will need to be updated to reflect OMAFRA's 2016 Guidelines for Permitted Uses in Agricultural Areas.
2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	3.15.1 Agricultural Uses and Cemeteries	The OP includes policies for agricultural uses which require them to meet the minimum distance separation requirements. No changes required.
2.5 Mineral Aggregate Resources		
2.5.2.4 Mineral aggregate operations shall be protected from 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 the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of	5.5 Aggregate and Mineral Resources	The OP includes policies for mineral aggregate resources. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.</p>		
2.6 Cultural Heritage and Archaeology		
<p>2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.</p>	5.2 Cultural Heritage Resources	<p>The OP recognizes the interest of local Indigenous communities in conserving cultural heritage and archeological resources. However, consideration should be given to including policies which require engagement with Indigenous communities.</p>
3.0 Protecting Public Health and Safety		
3.2 Human-Made Hazards		
<p>3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.</p>	Various	<p>Consider adding policies related to on-site and local re-use of excess soil through planning and development approvals in the OP.</p>
4.0 Implementation and Interpretation		
<p>Some polices have been removed/ revised. However, no significant changes to note.</p>	n/a	No change required.
5.0 Figure 1 Natural Heritage Protection Line		
n/a	n/a	n/a
6.0 Definitions		
<p>Numerous definition changes.</p>	Section 9 Interpretation	<p>The Official Plan does not include a definitions section. A statement should be included which refers to the</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
		<p>definitions of the PPS and that they apply to the OP.</p> <p>Ensure policies align with new PPS definitions.</p>



## **Appendix B: Community Engagement Plan**



**City of Kenora  
Official Plan and Zoning By-law Review 2020 - 2022**

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## MEMO

**TO:** Kevan Sumner, City Planner

**FROM:** Nadia De Santi, MCIP, RPP, Senior Project Manager

**SUBJECT:** **City of Kenora Comprehensive Official Plan and Zoning By-law Review 2020-2021**  
**Community Engagement Plan**

**DATE:** September 15, 2020

This Community Engagement Plan has been prepared to elaborate on the approach, methods, and specific tools described in our proposal to undertake a comprehensive review of the Official Plan (OP) and Zoning By-law (ZBL) for the City of Kenora.

### 1.0 Indigenous Community Engagement

In order to meet the City’s “duty to consult” responsibilities for engaging with Indigenous communities, we will lead the Indigenous engagement and conduct early outreach to Grand Council Treaty 3, Rat Portage – Wauzhushk Onigum, the Dalles –Ochiichagwe’Babigo’ining, and Washagamis Bay – Obashkaandagaang, which are within and/or adjacent to the City’s boundary. This will allow us to inform the communities of the project initiation and seek input on how they would like to be engaged.

We will call each Indigenous community and follow up with an email. If in-person meetings occur, we would offer to meet the key Indigenous members on the community’s land to determine how they would like to be involved and to engage in a dialogue about what their vision is for their lands(Task 2.4). Our work plan shows individual meetings with the four (4) Indigenous communities as part of the Optional Trip 1, and a second round of meetings as part of the Optional Trip 2.

The following table includes the contact information for the Indigenous communities listed above. We will confirm the contacts from the Indigenous communities with the City of Kenora prior to engagement.

**Table 1: Indigenous Communities Contact List**

INDIGENOUS COMMUNITY	CONTACT NAME	TITLE	ADDRESS	PHONE	E-MAIL
<b>Grand Council Treaty 3</b>	Debbie Lipscombe	Executive Director	P.O. Box 1720 Kenora, ON P9N 3X7	807-548-4214 ext.240	Debbie.lipscombe@treaty3.ca
<b>Rat Portage – Wauzhushk Onigum</b>	Chris Skead	Chief	P.O. Box 1850 Kenora, ON P9N 3X8	807-548-5663	cskead@wonation.ca
<b>Niisaachewan Anishinaabe Nation</b>	Lorraine Cobiness	Chief	22 Band Office Road Dalles, ON P9N 0J2	807-548-5876 ext. 224	chief@niisaachewan.ca

INDIGENOUS COMMUNITY	CONTACT NAME	TITLE	ADDRESS	PHONE	E-MAIL
<b>Washagamis Bay – Obashkaandagaang</b>	Obashkaan dagaang First Nation - Band Office	-	McKenzie Portage Rd, Kenora, Unorganized, ON P0X 1C0	807-543-2532	Chartrand_brenda@hotmail.com
<b>Kenora Metis Council</b>	Theresa Stenlund, Liz Boucha and Nina Henley	-	621 Lakeview Dr, Unit 4 Kenora, ON P9N 3P6	807-468-2034	Nina_henley@hotmail.com Liz.boucha@shaw.ca theresas@kmts.ca

WSP will maintain a record of Indigenous community engagement, including all points of contact, which will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) with the Final adopted Official Plan.

## 2.0 Project Branding

WSP will establish a consistent and easily recognizable project brand and logo for the OP and ZBL Review which would be carried forward throughout all engagement events, the City’s website materials, and the project documents. The project brand and logo will attract attention and contribute to ensuring awareness and recognition of the project throughout the City. The preparation of major deliverables would be consistent with the colours, fonts, and formatting chosen for project branding, subject to client approval. The branding materials will be prepared by WSP in consultation with City staff and will be complementary to the City’s Brand Style Guide.

Two logo options are presented below for consideration by City staff, including the option of a project slogan. The logo options were developed to reflect the City of Kenora and City’s Brand Style Guide.

## 3.0 Project Webpage, Email and Mailing List



A project webpage, hosted on the City’s website, should be launched at the outset of the project. WSP will work with the City to develop webpage content and regular updates at key project milestones. The project webpage will:

- > Provide OP and ZBL Review process timelines;
- > Be used to advertise all community engagement events and post meeting notices;
- > Provide draft and final background documents and the draft and final versions of the OP and ZBL in a digital format for public review; and
- > Host online engagement tools, including the proposed online survey, in order to obtain input from residents who may not be available to attend events in person.

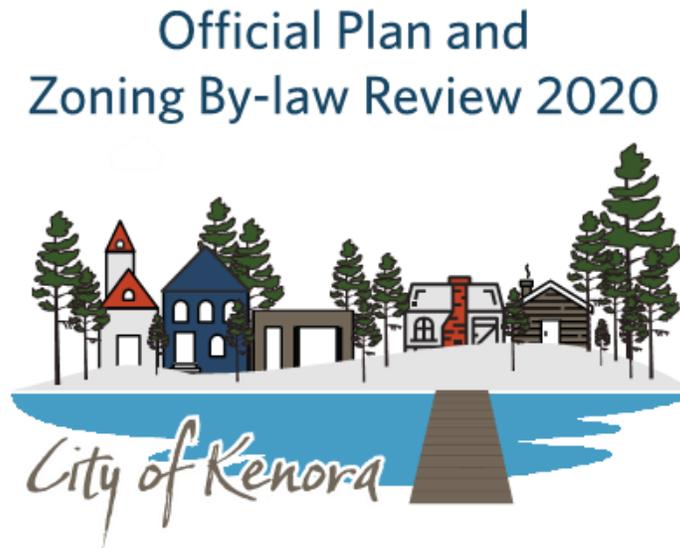
The content for the project webpage launch will be discussed at the project kick-off meeting.

We recommend that the City develop a dedicated OP and ZBL Review project email to which comments can be submitted (e.g. **OPandZBLreview@kenora.ca**), to be included on the City’s project webpage. The email would be managed by City staff. City staff should also



consider integrating a mailing list sign-up feature, which would allow interested residents and other parties to sign up to receive project updates directly by email.

**Figure 1: Project Logo Option**



#### 4.0 Project Awareness Campaign



WSP anticipates that the City will encourage project awareness of the OP and ZBL Review, including the availability of project documentation for public review and the various community engagement events, and statutory public open house and public meetings, by advertising

through the following tools/media:

- > The City's existing social media platforms (i.e. Facebook, Twitter and Instagram);
- > Local print and online news outlets (i.e. Kenora Miner & News);
- > Notices in community or place of worship bulletins, at key community facilities (libraries, post offices); and
- > Mail out flyers (e.g. with tax bills to reach permanent and seasonal residents).

We will assist the City in preparing notice materials and can also assist in drafting content for the City's social media posts, if required.

WSP assumes that statutory public open houses and meetings will also be advertised by the City in local print and online news outlets (e.g. Kenora Miner & News), mailout flyers (e.g. with tax bills to reach seasonal residents), notices in community or place of worship bulletins and at key community facilities (libraries, post offices). We will assist the City in preparing the notice materials, ensuring that notices are developed in accordance with Planning Act requirements, and in an accessible and age-friendly manner with simple language, clear headings, large type face, and high contrast.

## 5.0 Technical Advisory Committee



Although not explicitly discussed in the RFP, WSP recommends that the City of Kenora establish a Technical Advisory Committee (TAC) for the OP and ZBL Review. The TAC could include members of the City’s Planning Advisory Committee, City staff from relevant departments (e.g. Development Services, Engineering, Economic Development, Parks and Facilities, Tourism and Recreation, Chief Building Official), as well as representatives from relevant external agencies (e.g. Lake of the Woods Control Board, Northwestern Health Unit) and landowners / developers from both Ontario and Manitoba with interests in the City, such as Marcel Chartier and Qualico.

The TAC would be asked to review key background documents and draft and final versions of the OP and ZBL, and to provide input on key policy and zoning issues through the OP and ZBL Review process. Feedback from the TAC would be received through proposed video conference calls and through written comments. It is assumed that City staff would coordinate the TAC, including meeting invitations.

As part of Phase 2 at the outset of the project, we propose to hold two (2) Technical Advisory Committee (TAC) Meetings. The purpose of these events will be to receive feedback from TAC and seek input on key policy and zoning issues through the OP and ZBL Review process.

Feedback from the TAC would be received through video conference calls and written comments. It is assumed that City staff would coordinate the TAC, including meeting invitations.

## 6.0 Encouraging Community Dialogue



WSP will engage the community several times throughout the project to gain community input that will be foundational to the development of a vision and objectives for the OP and ZBL, the identification of issues to be addressed, obtaining feedback on background work, the development of OP policies and ZBL regulations that speak to the local needs and context in the City, and fulfilling the statutory requirements of the Planning Act.

### **PUBLIC OPEN HOUSE, CITY STAFF / TAC MEETINGS AND PUBLIC MEETINGS**

Public Meetings and a Public Open House will be undertaken in Stages 2, 3, 4 and 5 of the OP and ZBL Review, as follows:

#### **Stage 2 – OP and ZBL Background Information Collection, Review and Analysis:**

- > **Video Presentation and Online Survey [OP / ZBL]:** We will prepare a pre-recorded video presentation to introduce the Official Plan and Zoning By-law Review project and present the Draft Background Report to the community. An online survey will be conducted over the course of two weeks to seek community input on a refreshed vision



for the City's growth and development over the next 25 years, and will include questions on key policy issues for community feedback.

- > **Optional In-person Pop-Up Event & Indigenous Community Meetings – Trip 1 [OP / ZBL]:** In addition to the video presentation and online survey, an in-person community engagement event could be hosted as a pop-up booth. It was suggested in the proposal that the pop-up could be hosted at the Matiowski's Farmers Market on a Wednesday. Because the Matiowski market only runs until the beginning of October, the pop-up could be held at the Kenora Recreation Centre or at the Whitecap Pavilion or Kenora Shoppers Mall, weather dependent. The pop-up booth would be staffed by WSP and City Staff, and could include handouts for community members to explain the OP and ZBL Review purpose and process, as well as a link to the survey or an opportunity to complete the survey at the pop-up on a laptop or tablet.

Nadia De Santi, Senior Project Manager at WSP, would also travel to meet representatives of the four Indigenous communities at individual in person meetings on their lands, to introduce the Official Plan and Zoning By-law Review project and obtain input.

- > **City Staff / TAC Meeting #2 [OP]:** We will hold a video conference call with City Staff and the TAC to receive feedback on the Draft Policy Directions and Recommendations Report.
- > **Special Meeting of Council [OP]:** In accordance with Section 26 of the Planning Act, we will attend a Special Meeting of Council, open to the public, remotely by video conference call. We will prepare a presentation of the key findings from the Final Directions and Recommendations Report. At this meeting, we will seek direction from Council as to how to proceed with the Draft OP preparation. We will prepare the Notice of Special Meeting of Council, which will be published and distributed by City Staff in accordance with the Planning Act. Notices for the meeting must be published at least once a week over two weeks, with the last publication taking place at least 30 days before the date of the meeting.

### **Stage 3 – Draft OP and ZBL:**

- > **City Staff / TAC Meeting #3 [OP]:** We will hold a video conference call with City Staff and the TAC to receive feedback on the Draft OP.
- > **City Staff / TAC Meeting #4 [ZBL]:** We will hold a video conference call with City Staff and the TAC to receive feedback on the Draft Discussion Paper.
- > **City Staff / TAC Meeting #5 [ZBL]:** We will hold a video conference call with City Staff and the TAC to receive feedback on the Draft ZBL.
- > **Combined Statutory Public Open House [OP/ZBL]:** In accordance with Section 17(16) and Section 34(12)(b) of the Planning Act, we will hold a combined Online Statutory Public Open House to present the revised Draft OP and ZBL to the public, and to obtain comments and suggestions from the community.

We recommend the Online Statutory Public Open House consist of a Zoom video conference meeting, hosted by the City. We will deliver a presentation on the revised Draft OP and ZBL, following which participants can 'raise their hand' to ask questions of WSP and City Staff, and provide their comments. City Staff would be responsible for



facilitating this process using Zoom. A recording of the meeting could then be posted on the City's website for anyone unable to attend the live online event. We will also prepare display materials in PDF for the City website, to present the key features of the revised Draft OP and ZBL to the public.

A Notice of the Online Public Open House will be provided two weeks in advance, with detailed instructions on how to participate virtually. Members of the public will also be invited to submit written comments on the Draft OP and ZBL.

- > **Optional In-person Statutory Public Open House & Indigenous Community Meetings – Trip 2:** In lieu of the Zoom video conference meeting, we could attend an in-person Statutory Public Open House, where we would deliver the same presentation and have hard copy display boards (as well as PDF versions on the City's website). If this is desirable, the open house could be held at the Kenora Recreation Centre. The in-person event would also include the opportunity for participants to ask questions of WSP and City Staff and provide their comments.

Nadia would also travel to meet representatives of the four Indigenous communities at individual in-person meetings on their lands, to present the revised Draft OP and ZBL and obtain input.

#### **Stage 4 – Final OP:**

- > **City Staff / TAC Meeting #6: [OP]:** Once comments from MMAH on the revised Draft OP are received, we will hold a video conference call with City Staff and the TAC to review any significant required changes to the revised Draft OP.
- > **Official Plan Statutory Public Meeting [OP]:** We will prepare a Notice of Statutory Public Meeting, which City Staff will publish and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 17(17) prior to the meeting. We will prepare a presentation and participate in a Statutory Public Meeting remotely by video conference call. We will be available to answer any questions from Council or members of the public.
- > **Optional In-person Official Plan Statutory Public Meeting – Trip 3:** Nadia could attend an in-person Statutory Public Meeting to deliver the presentation, with Meagan Boles, Engagement Lead from WSP, participating remotely via video conference call.

#### **Stage 5 – Final Zoning By-law:**

- > **Zoning By-law Statutory Public Meeting [ZBL]:** We will prepare a presentation and participate in a Statutory Public Meeting required under Section 34(12)(a)(ii) of the Planning Act remotely by video conference call. We will prepare a Notice of Statutory Public Meeting, which City Staff will publish and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 34(13) prior to the meeting.
- > **Optional In-person Official Plan Statutory Public Meeting – Trip 4:** Meagan could attend an in-person Statutory Public Meeting to deliver the presentation, with Nadia participating remotely via video conference call.

#### **LOCATIONS AND TIMING**

As noted, should the City decide to have in-person engagement events, an in-person community engagement event in addition to the video presentation and online survey, could



be hosted as a pop-up booth. As noted, it was suggested the pop-up could be at the Matuski's Farmers Market on a Wednesday, but given the timing of project start, it is likely the pop-up would be held at the Kenora Recreation Centre, Whitecap Pavilion or the Kenora Shoppers Mall, with the latter two being weather dependent.

The Statutory Public Open House can be held at the Kenora Recreation Centre or the Whitecap Pavilion (weather dependent) on a weekday evening from 5 pm to 7 pm or 6 pm to 8 pm. The Public Meetings would be held at City Hall in the Council Chambers.

## 7.0 Managing Comments

It is anticipated that a large volume of comments may be received from a wide variety of interested parties, such as external agencies, interest groups, and members of the public, throughout the OP and ZBL project process. It will be important to maintain a record of all comments received, and demonstrate how comments have been addressed in the OP and ZBL, if applicable. The Planning Act also requires that the Notice of Decision, which is prepared following Council's adoption, contains a brief explanation of the effect, if any, that the written and oral submissions received had on Council's decision.

In accordance with Section 4.7 of our proposal, we assume that City staff will collect, track, and respond to written comments. WSP will work with the City to provide input to responses, as required. City staff will be responsible for soliciting detailed comments from commenting agencies, when necessary. An example of the tracking table that City staff may wish to use is included in the table below.

**Table 2: Comment Tracking Table**

<b>DATE / FORM OF CONTACT</b>	<b>NAME</b>	<b>TITLE / ORGANIZATION</b>	<b>COMMENT</b>	<b>RESPONSE / HOW IT WAS ADDRESSED</b>
September 1, 2020 / Email	Mr. John Doe	Property Owner		

## 8.0 Individual Property Owner Consultation

WSP envisions that the City will contact individual property owners to advise them of proposed major changes in land use designations and/or zoning affecting their properties.

We recommend that the City consider holding drop-in sessions once the Draft OP and Draft ZBL is made available for public review, to invite concerned property owners to discuss any proposed land use designation changes or other matters related to the OP review and/or zoning changes or other matters related to the ZBL. WSP will be available to attend the sessions or other meetings with the City and property owners, as required, at an additional cost.

## 9.0 Accessibility and an Age-Friendly Approach



Since we will be interacting directly with the public and producing publicly available information on behalf of the City, the requirements of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and its regulations, the Ontario Human Rights Code, and any new or evolving City standards for accessibility will apply. We will work with the City to prevent and remove barriers that may arise to ensure all participants, of all ages and abilities, have equal opportunities to engage in the project. We note that all of our Team members have received training in accordance with the AODA.

We are committed to facilitating a process that is compliant with the AODA and applicable regulations. The design and format of in-person or online public engagement events and public meetings will need to take accessibility for persons with disabilities into account (e.g. wide aisle widths, accessible and unobstructed entries, presentation materials with larger fonts and high contrast, presentation transcripts or subtitles). It will be important to indicate on any meeting notices that requests may be made to the City to accommodate persons with disabilities. Such requests may include, for example, accommodation for a wheelchair or providing the presentation in a suitable format for the individual.

Any publicly available materials, such as reports and presentations, will be designed to be generally accessible for most persons using reasonable font sizes, high contrast, and other format considerations. Please note that our scope does not include specific requests for the production of accessible document formats for e-readers.

## 10.0 Online Public Engagement

Now more than ever, online public engagement is being considered as a critical means of providing opportunities for community members to participate in public decision-making. While it has been commonly used to support or enhance in-person engagement processes for years, online public engagement was rarely seen as a standalone tool. Our new reality of physical and social distancing is shifting the way we think about public engagement, as we look to online tools for reaching a wide audience, meeting engagement requirements under the Planning Act, and continuing to move municipal projects forward.

Through some of our recent project work, we have found online public engagement to enhance our ability to reach a wider audience. It allows community members to choose where and when they want to engage. Where we might have seen 20 people attend an in-person Public Open House, we're seeing 100+ people watch a video presentation and respond to an online survey.



With a wider audience, projects benefit from more community voices being heard and informing decision-making.

As a result of travel restrictions and quarantine measures as well as provincial and municipal restrictions due to COVID-19, we have proposed City Staff and Council meetings through video conference calls, and online public engagement activities throughout the OP and ZBL Review process. Currently, Manitoba has a 14-day isolation period for anyone travelling from Ontario (east of Terrace Bay), which could impact travel arrangements and project timelines. Should these restrictions be lifted, we have also proposed in-person options for public engagement activities, including Statutory Public Meetings, which will allow us to be nimble in our community engagement approach.

Through our previous work in the City of Kenora, we have successfully led and participated in Statutory Public Meetings and Council meetings by conference call. We anticipate continued success using the City's recent Virtual Meeting format implemented as a result of COVID-19 and the Municipal Emergency Act, 2020 (Bill 187).



## Community Engagement Plan Strategy

Stage 2 – Official Plan and Zoning By-law Background Information Collection, Review and Analysis					
Engagement Technique	Events / Meetings	Communication	Deliverables	Responsibilities	Timing
<b>Video Presentation and Online Survey [OP / ZBL]</b> <ul style="list-style-type: none"> <li>» A pre-recorded video presentation will be prepared by WSP to introduce the Official Plan and Zoning By-law Review project and present the Draft Background Report to the community</li> <li>» An online survey will be prepared by WSP and will be conducted over the course of two weeks to seek community input on a refreshed vision for the City's growth and development over the next 25 years, and will include questions on key policy issues for community feedback</li> </ul>	<ul style="list-style-type: none"> <li>» Video presentation to be prepared and presented to the community online</li> <li>» Online survey to be prepared and conducted</li> </ul>	<ul style="list-style-type: none"> <li>» Video presentation to be shared via email with Project Manager to distribute to the community online</li> <li>» Online survey to be drafted and sent to City to publish</li> </ul>	<ul style="list-style-type: none"> <li>» PowerPoint presentation</li> <li>» Online survey</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to prepare PowerPoint presentation and pre-recorded video of presentation</li> <li>» WSP to prepare the online survey</li> <li>» City of Kenora to upload the survey onto City website and monitor results</li> </ul>	<ul style="list-style-type: none"> <li>» Week of November 9-13, 2020</li> </ul>
<b>Optional In-person Pop-Up Event &amp; Indigenous Community Meetings – Trip 1 [OP / ZBL]:</b> <ul style="list-style-type: none"> <li>» In addition to the video presentation and online survey, an in-person community engagement event could be hosted as a pop-up booth</li> </ul>	<ul style="list-style-type: none"> <li>» The pop-up could be hosted at the Matiowski's Farmers Market on a Wednesday</li> <li>» The pop-up could also be held at the Kenora Recreation Centre or at the Whitecap Pavilion or Kenora Shoppers Mall, weather dependent</li> </ul>	n/a	<ul style="list-style-type: none"> <li>» Pop-up presentation material</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to prepare pop-up presentation material</li> </ul>	<ul style="list-style-type: none"> <li>» Week of November 9-13, 2020</li> </ul>
<b>City Staff / TAC Meeting #2 [OP]:</b> <ul style="list-style-type: none"> <li>» A video conference call with City Staff and the TAC to receive feedback on the Draft Policy Directions and Recommendations Report</li> </ul>	<ul style="list-style-type: none"> <li>» A video conference call will be held</li> </ul>	<ul style="list-style-type: none"> <li>» Deliverables to be provided via email to the Project Manager to distribute to City Staff and TAC</li> <li>»</li> </ul>	<ul style="list-style-type: none"> <li>» Draft Policy Directions and Recommendations Report</li> <li>» PowerPoint presentation</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to prepare PowerPoint presentation</li> </ul>	<ul style="list-style-type: none"> <li>» Week of December 14-18, 2020</li> </ul>
<b>Special Meeting of Council [OP]:</b> <ul style="list-style-type: none"> <li>» A Special Meeting of Council, open to the public, will be held remotely by video conference call</li> <li>» At this meeting, we will seek direction from Council as to how to proceed with the Draft OP preparation</li> </ul>	<ul style="list-style-type: none"> <li>» Presentation to be prepared and presented to Council</li> </ul>	<ul style="list-style-type: none"> <li>» Deliverables to be provided via email to the Project Manager to distribute to City Staff and Council</li> </ul>	<ul style="list-style-type: none"> <li>» PowerPoint presentation</li> <li>» Notice of Special Meeting of Council</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to prepare a PowerPoint presentation of the key findings from the Final Directions and Recommendations Report</li> <li>» WSP to prepare the Notice of Special Meeting of Council</li> <li>» City staff to publish and distribute the Notice of Special Meeting of Council at least once a week over two weeks, with the last publication taking place at least 30 days before the date of the meeting</li> </ul>	<ul style="list-style-type: none"> <li>» Week of January 11-15, 2021</li> </ul>
Stage 3 – Draft Official Plan and Zoning By-law:					
Engagement Technique	Events / Meetings	Communication	Deliverables	Responsibilities	Timing
<b>City Staff / TAC Meeting #3 [OP]:</b> <ul style="list-style-type: none"> <li>» A video conference call with WSP, City Staff and the TAC to receive feedback on the Draft OP</li> </ul>	<ul style="list-style-type: none"> <li>» Video conference call</li> </ul>	<ul style="list-style-type: none"> <li>» Deliverables to be provided via email to the Project Manager to distribute to City Staff and TAC</li> </ul>	<ul style="list-style-type: none"> <li>» Draft OP</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to provide the Draft OP to the City for review</li> </ul>	<ul style="list-style-type: none"> <li>» Week of March 8-12, 2021</li> </ul>

<p><b>City Staff / TAC Meeting #4 [ZBL]:</b></p> <ul style="list-style-type: none"> <li>» A video conference call with WSP, City Staff and the TAC to receive feedback on the Draft Discussion Paper</li> </ul>	<ul style="list-style-type: none"> <li>» Video conference call</li> </ul>	<ul style="list-style-type: none"> <li>» Deliverables to be provided via email to the Project Manager to distribute to City Staff and TAC</li> </ul>	<ul style="list-style-type: none"> <li>» Draft Discussion Paper</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to provide the Draft Discussion Paper to the City for review</li> </ul>	<ul style="list-style-type: none"> <li>» Week of April 26-30, 2021</li> </ul>
<p><b>City Staff / TAC Meeting #5 [ZBL]:</b></p> <ul style="list-style-type: none"> <li>» A video conference call with WSP, City Staff and the TAC to receive feedback on the Draft ZBL.</li> </ul>	<ul style="list-style-type: none"> <li>» Video conference call</li> </ul>	<ul style="list-style-type: none"> <li>» Deliverables to be provided via email to the Project Manager to distribute to City Staff and TAC</li> </ul>	<ul style="list-style-type: none"> <li>» Draft ZBL</li> </ul>	<ul style="list-style-type: none"> <li>» WSP to provide the Draft ZBL to the City or review.</li> </ul>	<ul style="list-style-type: none"> <li>» Week of June 21-25, 2021</li> </ul>
<p><b>Combined Statutory Public Open House [OP/ZBL]:</b></p> <ul style="list-style-type: none"> <li>» A combined Online Statutory Public Open House to present the revised Draft OP and ZBL to the public, and to obtain comments and suggestions from the community</li> </ul>	<ul style="list-style-type: none"> <li>» A Zoom video conference meeting hosted by the City</li> </ul>	<ul style="list-style-type: none"> <li>» A Notice of the Online Public Open House will be provided via email to the Project Manager two weeks in advance, with detailed instructions on how to participate virtually. Members of the public will also be invited to submit written comments on the Draft OP and ZBL.</li> <li>» Presentation material to be provided via email to the Project Manager to distribute</li> </ul>	<ul style="list-style-type: none"> <li>» Draft OP and ZBL</li> <li>» PowerPoint presentation and display materials</li> <li>» Notice of Online Public Open House</li> </ul>	<ul style="list-style-type: none"> <li>» WSP will deliver a presentation on the revised Draft OP and ZBL, following which participants can 'raise their hand' to ask questions of WSP and City Staff, and provide their comments</li> <li>» City Staff to facilitate the Q&amp;A process using Zoom</li> <li>» City to post a recording of the meeting on the City's website for anyone unable to attend the live online event</li> <li>» WSP to prepare display materials in PDF for the City website, to present the key features of the revised Draft OP and ZBL to the public</li> <li>» WSP will prepare a Notice of Online Public Open House and will provide it to the City to post two weeks in advance of the Public Open House</li> </ul>	<ul style="list-style-type: none"> <li>» Week of July 26-30, 2021</li> </ul>
<p><b>Optional In-person Statutory Public Open House &amp; Indigenous Community Meetings – Trip 2:</b></p> <ul style="list-style-type: none"> <li>» In lieu of the Zoom video conference meeting, we could attend an in-person Statutory Public Open House, where we would deliver the same presentation</li> <li>» Meeting with representatives of the four Indigenous communities at individual in-person meetings on their lands, to present the revised Draft OP and ZBL and obtain input</li> </ul>	<ul style="list-style-type: none"> <li>» Kenora Recreation Centre</li> <li>» Four Indigenous communities (locations TBC by the City)</li> </ul>	<ul style="list-style-type: none"> <li>» A Notice of the Online Public Open House will be provided via email to the Project Manager two weeks in advance, with detailed instructions on how to participate virtually. Members of the public will also be invited to submit written comments on the Draft OP and ZBL.</li> </ul>	<ul style="list-style-type: none"> <li>» Draft OP and ZBL</li> <li>» PowerPoint presentation and display materials</li> <li>» Notice of Online Public Open House</li> </ul>	<ul style="list-style-type: none"> <li>» WSP will deliver a presentation on the revised Draft OP and ZBL</li> <li>» City Staff to facilitate the Q&amp;A process</li> <li>» WSP to prepare hard copy display boards as well as PDFs for the City website, to present the key features of the</li> </ul>	<ul style="list-style-type: none"> <li>» Week of July 26-30, 2021</li> </ul>



		» Presentation material to be provided via email to the Project Manager to distribute		revised Draft OP and ZBL to the public » WSP will prepare a Notice of Public Open House and will provide it to the City to post two weeks in advance of the Public Open House	
<b>Stage 4 – Final Official Plan:</b>					
<b>Engagement Technique</b>	<b>Events / Meetings</b>	<b>Communication</b>	<b>Deliverables</b>	<b>Responsibilities</b>	<b>Timing</b>
<b>City Staff / TAC Meeting #6: [OP]:</b> » Once comments from MMAH on the revised Draft OP are received, a video conference call will be held with WSP, City Staff and the TAC to review any significant required changes to the revised Draft OP	» Video conference call	» Deliverables to be provided via email to the Project Manager to distribute to City Staff and TAC	n/a	» WSP, City Staff and the TAC to review comments from MMAH	» Week of August 2-6, 2021
<b>OP Statutory Public Meeting [OP]:</b> » A presentation on the OP will be held via video conference call as per the Statutory Public Meeting requirements in the Planning Act	» Video conference call	» Notice of Statutory Public Meeting to be provided via email to the Project Manager to distribute » Presentation material to be provided via email to the Project Manager to distribute	» Notice of Statutory Public Meeting » PowerPoint presentation	» WSP will prepare a Notice of Statutory Public Meeting » City Staff will publish the Notice and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 17(17) prior to the meeting » WSP will prepare a presentation and participate in a Statutory Public Meeting remotely by video conference call	» September 20-24, 2021
<b>Optional In-person Official Plan Statutory Public Meeting – Trip 3:</b> » WSP (via Meagan Boles) could attend an in-person Statutory Public Meeting to deliver the presentation, with Nadia participating remotely via video conference call	» In-person attendance at Council Chambers in City Hall » Video conference call	» Notice of Statutory Public Meeting to be provided via email to the Project Manager to distribute » Presentation material to be provided via email to the Project Manager to distribute	» Notice of Statutory Public Meeting » PowerPoint presentation	» WSP will prepare a Notice of Statutory Public Meeting » City Staff will publish the Notice and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 17(17) prior to the meeting » WSP will prepare a presentation and participate in a Statutory Public Meeting	» September 20-24, 2021
<b>Stage 5 – Final Zoning By-law:</b>					
<b>Engagement Technique</b>	<b>Events / Meetings</b>	<b>Communication</b>	<b>Deliverables</b>	<b>Responsibilities</b>	<b>Timing</b>
<b>Zoning By-law Statutory Public Meeting [ZBL]:</b> » A presentation on the ZBL will be held via video conference call as per the Statutory Public Meeting requirements in the Planning Act	» Video conference call	» Notice of Statutory Public Meeting to be provided via email to the Project Manager to distribute	» Notice of Statutory Public Meeting	» WSP will prepare a Notice of Statutory Public Meeting	» April 11-15 2022

		<ul style="list-style-type: none"> <li>» Presentation material to be provided via email to the Project Manager to distribute</li> </ul>	<ul style="list-style-type: none"> <li>» PowerPoint presentation</li> </ul>	<ul style="list-style-type: none"> <li>» City Staff will publish the Notice and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 34(13) prior to the meeting</li> <li>» WSP will prepare a presentation and participate in a Statutory Public Meeting remotely by video conference call</li> </ul>	
<p><b>Optional In-person Official Plan Statutory Public Meeting – Trip 4:</b></p> <ul style="list-style-type: none"> <li>» WSP (via Meagan Boles) could attend an in-person Statutory Public Meeting to deliver the presentation, with Nadia participating remotely via video conference call</li> </ul>	<ul style="list-style-type: none"> <li>» In-person attendance at Council Chambers in City Hall</li> <li>» Video conference call</li> </ul>	<ul style="list-style-type: none"> <li>» Notice of Statutory Public Meeting to be provided via email to the Project Manager to distribute</li> <li>» Presentation material to be provided via email to the Project Manager to distribute</li> </ul>	<ul style="list-style-type: none"> <li>» Notice of Statutory Public Meeting</li> <li>» PowerPoint presentation</li> </ul>	<ul style="list-style-type: none"> <li>» WSP will prepare a Notice of Statutory Public Meeting</li> <li>» City Staff will publish the Notice and distribute to the prescribed persons and public bodies, in accordance with the Planning Act 34(13) prior to the meeting</li> <li>» WSP will prepare a presentation and participate in a Statutory Public Meeting</li> </ul>	<ul style="list-style-type: none"> <li>» April 11-15 2022</li> </ul>



## **Appendix C: Community Visioning Survey Results and Presentation**



**City of Kenora  
Official Plan and Zoning By-law Review 2020 - 2022**

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**Q1** What are three key words that you would use to describe what the City of Kenora should look like over the next 20 years?

Answered: 209 Skipped: 0

#	RESPONSES	DATE
1	De-colonized, inclusive, regenerative	12/4/2020 1:13 AM
2	compassionate, loving, kind	12/4/2020 12:43 AM
3	Clean, Welcoming, year round locals	12/4/2020 12:02 AM
4	Greener, affordable housing, less homelessness	12/3/2020 11:57 PM
5	All Inclusive	12/3/2020 11:18 PM
6	Adaptive / open / progressive	12/3/2020 10:56 PM
7	Connected, Creative, Supportive	12/3/2020 10:50 PM
8	Sustainable, Progressive, Visionary	12/3/2020 10:36 PM
9	Progressive, green, inclusive	12/3/2020 10:24 PM
10	Safe, inclusive & affordable	12/3/2020 10:06 PM
11	Vibrant, beautiful, inspiring	12/3/2020 9:40 PM
12	Healthy natural peaceful	12/3/2020 9:32 PM
13	Modernized, Clean, Welcoming	12/3/2020 9:04 PM
14	natural, inclusive, active	12/3/2020 9:00 PM
15	inclusive, clean, charming	12/3/2020 8:40 PM
16	Natural, friendly, ecological	12/3/2020 8:35 PM
17	All new waterfront	12/3/2020 8:04 PM
18	Boating, docking, resort	12/3/2020 7:47 PM
19	Inclusive, accessibly, welcoming	12/3/2020 7:03 PM
20	home for all	12/3/2020 6:49 PM
21	Innovative, progressive, entrepreneurial	12/3/2020 6:17 PM
22	Healthy, Sustainable, Nature	12/3/2020 6:09 PM
23	sustainable, successful, viable	12/3/2020 5:56 PM
24	green, clean, vibrant	12/3/2020 5:50 PM
25	Sustainable, holistic, growth	12/3/2020 5:48 PM
26	inviting green space stressless	12/3/2020 5:44 PM
27	Safe - Tourism - Growing	12/3/2020 4:48 PM
28	welcoming all; belonging; beautiful	12/3/2020 4:41 PM
29	clean busy prosperous	12/3/2020 4:26 PM
30	Clean, Affordable, Accepting	12/3/2020 3:27 PM
31	Inclusive diverse compassionate	12/3/2020 3:23 PM
32	Safe clean beautiful	12/3/2020 3:22 PM
33	Clean, inviting and focused on all year residents	12/3/2020 3:11 PM
34	Clean, Open for Business, Friendly	12/3/2020 3:02 PM
35	uplifting inviting adventurous	12/3/2020 2:52 PM
36	bustling, green, growing	12/3/2020 2:50 PM
37	Infrastructure support, community engagement, practical outdoor spaces	12/3/2020 2:48 PM

38	Inclusive, World Class Tourism, Viable place to live and visit, A place for education institute	12/3/2020 2:48 PM
39	prosperous, inclusive, busy	12/3/2020 1:42 PM
40	Naturally beautiful, thriving, welcoming	12/3/2020 1:33 PM
41	Clean, Vibrant, Family	12/3/2020 1:23 PM
42	Community, Inclusion, Thriving	12/3/2020 12:51 PM
43	Green, Inclusive, Open	12/3/2020 12:26 PM
44	Clean, safe, inviting	12/3/2020 11:04 AM
45	Respect ALL peoples	12/3/2020 10:59 AM
46	prosperous disciplined active	12/3/2020 10:55 AM
47	Retention, Tourism and Sustainability	12/3/2020 10:50 AM
48	Inclusive, progressive, welcoming	12/3/2020 10:47 AM
49	inclusive, sustainable, reconciliation	12/3/2020 10:41 AM
50	Welcoming; tolerant; eco-conscious;	12/3/2020 10:29 AM
51	Clean, prosperous, safe	12/3/2020 10:28 AM
52	Housing, mental wellness, inclusive	12/3/2020 10:22 AM
53	Inclusive - Innovative - Leaders in Community	12/3/2020 10:07 AM
54	Clean modern accessible	12/3/2020 10:03 AM
55	Innovative, green, clean	12/3/2020 10:02 AM
56	Caring, diverse, vibrant	12/3/2020 9:54 AM
57	Add the word SAFE	12/3/2020 9:48 AM
58	Clean, vibrant, peaceful	12/3/2020 9:47 AM
59	healthy vibrant community	12/3/2020 9:36 AM
60	Clean, safe, organized	12/3/2020 9:27 AM
61	Restaurants, boutiques and parking	12/3/2020 8:58 AM
62	Clean Tourism Recreation	12/3/2020 8:51 AM
63	Age-friendly community	12/3/2020 8:44 AM
64	Hospitable, Welcoming, Charming	12/3/2020 8:40 AM
65	Inclusive, progressive, green	12/3/2020 8:38 AM
66	Strong Loved Beautiful	12/3/2020 8:16 AM
67	Green, cohesive, friendly	12/3/2020 7:53 AM
68	safe, clean, prospering	12/3/2020 7:18 AM
69	multicultural quaint "village"	12/3/2020 12:44 AM
70	affordable, accessible, perceivable	12/3/2020 12:21 AM
71	sustainable,	12/2/2020 11:47 PM
72	Cleaner - safer - friendlier	12/2/2020 11:47 PM
73	sustainable, responsible, forward	12/2/2020 11:35 PM
74	Artsy, cultural, diversity	12/2/2020 11:00 PM
75	Beautiful community living	12/2/2020 10:59 PM

76	Roadways, shopping, hydro	12/2/2020 10:54 PM
77	Inviting, business friendly, affordable	12/2/2020 10:05 PM
78	Methheads take over	12/2/2020 9:53 PM
79	Clean Green dynamic	12/2/2020 9:51 PM
80	Beautiful green caring	12/2/2020 9:49 PM
81	Inclusive green local	12/2/2020 9:48 PM
82	Clean, yards maintained , bylaws enforced	12/2/2020 9:41 PM
83	Clean, green, seen	12/2/2020 9:41 PM
84	Funky, Crafty, Energy	12/2/2020 9:31 PM
85	Clean, professional, local	12/2/2020 8:53 PM
86	Clean, safe, economic development	12/2/2020 7:03 PM
87	clean, no loitering, green space	12/2/2020 6:31 PM
88	safe clean affordable	12/2/2020 6:17 PM
89	sustainable, resilient, inclusive	12/2/2020 5:09 PM
90	Beautiful, vibrant, safe	12/2/2020 4:56 PM
91	non-discriminating to First Nations	12/2/2020 3:32 PM
92	thriving, engaging, stunning	12/2/2020 3:30 PM
93	economic development, increased access to social services, reduce taxes for individuals	12/2/2020 3:29 PM
94	Accommodating Friendly Forward-Thinking	12/2/2020 3:27 PM
95	Vibrant, inviting, beautiful	12/2/2020 3:27 PM
96	Prosperity, Cleaner, Caring	12/2/2020 3:26 PM
97	flourishing, progressive, healthy	12/2/2020 8:28 AM
98	Repaired Rebuilt Maintained	12/2/2020 7:23 AM
99	Outdoors, active, relationship	12/1/2020 11:13 PM
100	Accessible, affordable, inclusive	12/1/2020 11:04 PM
101	Inclusive, prosperous, beautiful	12/1/2020 10:37 PM
102	Premier retirement and vacation destination	12/1/2020 11:48 AM
103	Welcoming to Outsiders	12/1/2020 10:44 AM
104	Include rural people	11/30/2020 11:09 AM
105	Vibrant, sustainable, natural	11/30/2020 10:17 AM
106	Inclusive, sustainable, eco-active.	11/30/2020 12:13 AM
107	Clean, safe & welcoming	11/29/2020 10:19 PM
108	Sustainable, convenient, tourist	11/29/2020 9:25 PM
109	Tourist vibrant community	11/29/2020 8:52 PM
110	Smaller/More Fair	11/29/2020 6:03 PM
111	More walking trails	11/29/2020 5:23 PM
112	Environmentally Conscious, progress thinking,	11/29/2020 3:36 PM
113	Waterfront, housing, roads	11/29/2020 2:00 PM

114	Clean, affordable, practical	11/29/2020 11:17 AM
115	Beautiful, waterfront, tourism	11/29/2020 11:01 AM
116	Tourist-friendly, environmentally-friendly, compassionate	11/29/2020 10:22 AM
117	Fair-taxed, safe, clean	11/28/2020 10:09 PM
118	affordable 55+ community ,	11/28/2020 8:53 PM
119	Clean, Prosperous, Natural	11/28/2020 8:36 PM
120	More Accountable, Business Attitude, Inclusive	11/28/2020 3:24 PM
121	nature, eco-friendly, services	11/28/2020 2:20 PM
122	Friendly, modern, sustainable	11/28/2020 1:41 PM
123	Clean, safe, prosperous	11/28/2020 12:00 PM
124	Tourism, Lake, Waterfront	11/28/2020 11:53 AM
125	organized enviroment healthy	11/28/2020 11:28 AM
126	Inclusive/welcoming, clean, open	11/28/2020 11:24 AM
127	Ghost Town	11/28/2020 10:19 AM
128	No homeless people littering and crapping in the streets.	11/28/2020 10:08 AM
129	Growth, Affordability, Innovation	11/28/2020 10:07 AM
130	profitable, recreational and entertainment	11/28/2020 10:04 AM
131	Affordable, welcoming , progressive	11/28/2020 9:30 AM
132	Welcoming, clean, drug free	11/28/2020 9:27 AM
133	Safe Clean Vibrant	11/28/2020 9:26 AM
134	Green, Prosperous, Safe	11/28/2020 9:23 AM
135	Inviting, clean, kind	11/28/2020 9:17 AM
136	northwestern manufacturing hub	11/27/2020 8:19 PM
137	pedestrian friendly, family/kid focused, safe	11/27/2020 8:19 PM
138	nature centric, quality of life destination, opportunity for business development	11/27/2020 2:41 PM
139	Bee bees and bees	11/27/2020 11:09 AM
140	Supportive, vibrant, strong	11/26/2020 8:35 PM
141	Clean. Safe. Diverse	11/26/2020 6:24 PM
142	Clean, beautiful, open	11/26/2020 4:03 PM
143	Affordable Adaptable Self Sufficient	11/24/2020 7:51 PM
144	Clean, approachable, less expensive	11/24/2020 7:18 PM
145	fair, welcoming,clean	11/24/2020 7:05 PM
146	Compassionate, equal, healthy	11/24/2020 6:30 PM
147	Vibrant, creative, compassion	11/24/2020 2:07 PM
148	Peaceful safe original	11/24/2020 1:35 PM
149	Welcoming. Natural. Safe.	11/24/2020 12:15 PM
150	No homeless people	11/24/2020 10:03 AM
151	Prospering, safe, inclusive	11/24/2020 9:48 AM

152	clean, community minded and prosperous	11/24/2020 8:18 AM
153	Clean nodrunks no bums	11/23/2020 7:16 PM
154	Vibrant, Environment Focused, Caring/Supportive	11/23/2020 12:04 PM
155	Clean, productive, leader	11/23/2020 11:26 AM
156	clean, safe, vibrant	11/23/2020 10:57 AM
157	Clean affluent progressive	11/23/2020 10:31 AM
158	vibrant, attractive, clean	11/23/2020 7:46 AM
159	Pleasant; Quaint; Friendly	11/22/2020 9:21 PM
160	Fewer corrupt operators	11/22/2020 6:36 PM
161	vibrant, thriving, tourist-friendly	11/22/2020 6:29 PM
162	No homeless better jobs	11/22/2020 6:27 PM
163	Reconciliation, nature oriented, environmentally responsible	11/22/2020 6:20 PM
164	Shopping jobs housing	11/22/2020 4:22 PM
165	Clean, safe, busy	11/22/2020 3:39 PM
166	Vibrant, Fun, Welcoming, Clean	11/22/2020 3:05 PM
167	Safe, friendly, accommodating	11/22/2020 1:38 PM
168	Green, clean, welcoming.	11/22/2020 1:21 PM
169	Verdant, Sustainable, Zero-emissions	11/22/2020 1:18 PM
170	Accountable, transparent, open minded	11/22/2020 1:16 PM
171	Welcoming Inclusive Compassionate	11/22/2020 11:48 AM
172	Public housing asap	11/22/2020 11:07 AM
173	Affordable housing	11/22/2020 10:56 AM
174	Clean, safe, tourist-friendly	11/22/2020 10:22 AM
175	vibrant, no vagrants, safe, welcoming	11/22/2020 10:05 AM
176	Inclusive, Green, active	11/22/2020 10:00 AM
177	Thriving green healthy	11/22/2020 9:44 AM
178	people-friendly, eco-friendly, walkable	11/22/2020 9:32 AM
179	Clean, beautiful and progressive	11/22/2020 9:31 AM
180	Diverse, compassionate, safe	11/22/2020 9:31 AM
181	Climate Change Resilient, Zero Waste, Carbon Neutral	11/22/2020 8:46 AM
182	Supporting small businesses, activity centers for families, homelessness	11/21/2020 1:35 PM
183	Inclusive, Diverse, Thriving	11/21/2020 11:11 AM
184	Clean, welcoming,	11/21/2020 9:41 AM
185	Environmental and self sufficient	11/21/2020 9:37 AM
186	Clean tourism safe	11/21/2020 8:34 AM
187	In tune with all its taxpayers	11/21/2020 1:27 AM
188	Walkable, bustling, safe	11/20/2020 11:15 PM
189	Welcoming, inclusive, accessible	11/20/2020 10:36 PM

190	Welcoming innovative tradition	11/20/2020 10:31 PM
191	Natural, tourism, people	11/20/2020 10:20 PM
192	Inclusive, progressive, open minded	11/20/2020 10:06 PM
193	Resilient, Innovative, Vibrant	11/20/2020 9:21 PM
194	Vibrant, inviting and flourishing	11/19/2020 10:21 PM
195	Inclusive, healthy, happy	11/19/2020 10:17 PM
196	Not concerned in 20 yrs. Now! 2020.	11/19/2020 9:48 PM
197	Smaller , quieter, retirement	11/19/2020 9:27 PM
198	Progressive thriving sustainable	11/19/2020 8:35 PM
199	Tourism, pro business,	11/19/2020 7:54 PM
200	Clean. Active. Vibrant	11/19/2020 7:45 PM
201	Beautiful, clean, prospered	11/19/2020 6:57 PM
202	Clean, Jobs, Crime-free	11/19/2020 6:30 PM
203	Welcoming, Forward-looking, Stable	11/19/2020 4:49 PM
204	Progressive, innovative and entrepreneurial	11/19/2020 4:47 PM
205	Clean ,natural,green spaces	11/19/2020 3:35 PM
206	Green safe leader	11/19/2020 3:16 PM
207	sustainable, thriving, inclusive	11/19/2020 1:26 PM
208	Inclusive, vibrant, nature-oriented	11/19/2020 12:46 PM
209	Progressive Smart prosperous	11/19/2020 11:43 AM

Q2 This is the current Official Plan vision: “The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives.” Based on your responses to question 1 above, how would you modify or change the vision in the current Official Plan?

Answered: 174 Skipped: 35

#	RESPONSES	DATE
1	Welcomes all and is guided by Aboriginal peoples and traditions,	12/4/2020 1:13 AM
2	i would add "fair and just" to "inclusive, sustainable". would replace "healthy economy" with "regenerative economy". would consider replacing "aboriginal" with a word of the first people's choosing, if this has not already been taken into consideration. to "so that generations can thrive, prosper, and contribute meaningful lives" i might consider adding "7 generations into the future" and/or "as far into the future as our collective hearts and minds can conceive."	12/4/2020 12:43 AM
3	Get services away from the downtown core	12/4/2020 12:02 AM
4	Sounds good to me	12/3/2020 11:57 PM
5	Work with groups to help the homeless.	12/3/2020 11:18 PM
6	"That can be a home for all and respect all peoples and traditions	12/3/2020 10:56 PM
7	"Welcomes" may sound like there is one community accepting a different community, like Aboriginal peoples are "other". This could be more inclusive.	12/3/2020 10:50 PM
8	include explicit mention of the importance of acting as environmental stewards	12/3/2020 10:36 PM
9	Too long. Healthy thriving community for all	12/3/2020 10:24 PM
10	The city should ensure that projects undertaken such as the railway street upgrade actually conform with the plan ie healthy lifestyle. Had they done this, biking and hiking would have been improved.	12/3/2020 10:06 PM
11	healthy and healthy economy. Something should speak to the well-being and outlook of Kenora and its citizens	12/3/2020 9:40 PM
12	I wouldn't change anything - but we need to make it happen!	12/3/2020 9:00 PM
13	where do I start?	12/3/2020 8:40 PM
14	I would change it, it seems to touch on the key note I would like our city to fulfill.	12/3/2020 8:35 PM
15	Change it to Winnipeg's playground. Waterfront lined with incredible hotels, restaurants, resorts etc.	12/3/2020 8:04 PM
16	The City of Kenora is all an inclusive, sustainable, healthy and fun four season lifestyle community for all.	12/3/2020 7:47 PM
17	I would include reconciliation with Indigenous peoples as a key element.	12/3/2020 7:03 PM
18	it works, except change to "respects Indigenous peoples and traditions..."iginal to Indigenous	12/3/2020 6:49 PM
19	Lots of words that really mean nothing. There's no meat here, just feel good phrasing (that is clunky and uninspired)	12/3/2020 6:17 PM
20	no changes	12/3/2020 6:09 PM
21	If this was the current vision for the OP (that is expiring) - actions did not fulfill the vision over the last five years. If the vision statement is to be kept, I would modify the last sentence so is more inclusive to all peoples, and not just sounding like it is pertaining to First Nations peoples (... so that generations can thrive prosper etc... - sounds like only pertaining to First Nations in the vision statement. I understand the intent, not sure was delivered effectively for all.	12/3/2020 5:56 PM
22	"The City of Kenora shall be an inclusive, sustainable, healthy, all-season community with a robust economy. Residents welcome all and respect the Aboriginal peoples and traditions so all ages can lead meaningful lives while we all thrive, prosper, and walk in kindness with one another."	12/3/2020 5:50 PM
23	adding growth and streamlining the application/development process	12/3/2020 5:48 PM
24	keeping a perspective that always includes the local residents not giving at the expense of others	12/3/2020 5:44 PM
25	Shouldn't Indigenous be the word, rather than Aboriginal. Safe - Multi generational, All Nations	12/3/2020 4:48 PM
26	I wouldn't change it at all - but I'd strongly recommend a greater focus on inclusive, healthy,	12/3/2020 4:41 PM

	and respects as key concepts to pursue	
27	i don't feel the city really listens to taxpayers that actually contribute to the well being and meaningful lives here unfortunately	12/3/2020 4:26 PM
28	Correct vision. Make sure all decisions maker Mayor and Council and city employees embrace this statement and approve policies that enhance lives of the vulnerable and homeless. They take responsibility and don't say that's KDSB responsibility!	12/3/2020 3:23 PM
29	Get the local bands involved and pay their share	12/3/2020 3:22 PM
30	"Four Season Lifestyle" but you dont welcome snowmobiles in town? if you want to focus on tourism and welcoming people, should focus on winter not just summer and cottagers and tobans.	12/3/2020 3:11 PM
31	sounds good	12/3/2020 2:52 PM
32	It should be updated to say Indigenous people.	12/3/2020 2:50 PM
33	I wouldn't	12/3/2020 2:48 PM
34	The current official plan vision fits what I would like to see, it doesn't reflect what I see in our city though.	12/3/2020 1:42 PM
35	We don't use the word aboriginal anymore. We use indigenous.	12/3/2020 1:33 PM
36	no changes	12/3/2020 1:23 PM
37	"welcomes and respects all people, including a commitment to Indigenous peoples traditions and values so that the current and future generations may thrive, prosper, and lead meaningful lives"	12/3/2020 12:51 PM
38	Remember that tourists are only part of the whole	12/3/2020 12:26 PM
39	I think this fits, just need actions to follow	12/3/2020 11:04 AM
40	Just actually follow through on the vision	12/3/2020 10:59 AM
41	prosperous is noted; disciplined is not--includes safe streets, homeless housed and programs for; respect for all, etc.; active--sporting, cultural, educational events obvious--streets busy with purposefully, respectfully dressed, citizens. Surely welcomes and respects all--not just Aboriginals--esp new immigrants--Swedes, Ukranians, French, Irish.	12/3/2020 10:55 AM
42	No	12/3/2020 10:50 AM
43	n/a	12/3/2020 10:41 AM
44	work in environmentally responsible	12/3/2020 10:29 AM
45	I'd like to remove the specific reference to Aboriginal people's and just leave it at 'welcomes all'. We are ALL equal.	12/3/2020 10:28 AM
46	Including a piece on stakeholders who will assisting and guiding the city with this should be identified. Also having more staff hired that represents inclusion. The City should have an Indignous Liason Officer. Take out the word Aboriginal, it is not the preferred term.	12/3/2020 10:22 AM
47	The City of Kenora will be an inclusive, innovative, Leaders in Community Growth with a focus on creating a sustainable, healthy, four-season community with a healthy economy that welcomes and respects all individuals and cultures within its limits. With the ulitmate goal of supporting its residents and their beliefs and traditions so that future generations can thrive, prosper while continuing to honour them.	12/3/2020 10:07 AM
48	The same.	12/3/2020 10:03 AM
49	The City of Kenora shall be an inovative, unclusive, sustainable and green four-season lifestyle community with a healthy economy that welcoms all .....	12/3/2020 10:02 AM
50	The City of Kenora shall be a diverse, welcoming, caring and healthy community with room for all who choose to live here, with opportunities for all to participate in and benefit from the local economy; a place where indigenous history and culture are more than acknowledged, they are valued and incorporated in all aspects of the community.	12/3/2020 9:54 AM

51	add the word SAFE	12/3/2020 9:48 AM
52	The City of Kenora strives to be a healthy vibrant community.	12/3/2020 9:36 AM
53	Nothing changed	12/3/2020 8:58 AM
54	I wogg in Kent change it	12/3/2020 8:51 AM
55	Make it real!	12/3/2020 8:44 AM
56	Fine as is.	12/3/2020 8:40 AM
57	Something regarding the environment	12/3/2020 8:38 AM
58	It's good	12/3/2020 7:53 AM
59	i would consult all people involved inits development , educate and includeall nations not just in the planning of their new hospital but include them in harbor front culture and musical events and activities.	12/3/2020 12:21 AM
60	Move the LCBO and Beer store. That is where the bad people congregate. It is very scary sometimes. I'm a senior and shopping in the mall can be a very nasty experience. Too much loitering, begging and threatening behaviour. If I can avoid it I do.	12/2/2020 11:47 PM
61	sounds good the way it is	12/2/2020 11:35 PM
62	I love the emphasis on indigenous cultural respect and sustainability. I would add fostering a supportive and thriving arts culture to the plan. Artists give a place its soul!	12/2/2020 11:00 PM
63	Not sure why the focus on only Aboriginals	12/2/2020 10:59 PM
64	Make hydro more affordable.	12/2/2020 10:54 PM
65	Move court house, liquor store and affordable housing and jail to the reservations.	12/2/2020 10:05 PM
66	Build lo-income housing in areas that they won't ruin the neighbour hoods from theft	12/2/2020 9:53 PM
67	The above does not provide a clear direction for the city. We should strive to be the cleanest and greenest community in Canada.	12/2/2020 9:51 PM
68	I wouldn't change it	12/2/2020 9:49 PM
69	I wouldn't change my answers.	12/2/2020 9:48 PM
70	Include their ideas to a sustainable healthy, inviting town	12/2/2020 9:41 PM
71	And that all citizens take ownership of this vision and contribute to the wellness of our whole community	12/2/2020 9:41 PM
72	Aboriginal to Indigenous;	12/2/2020 9:31 PM
73	Nil	12/2/2020 8:53 PM
74	To wordy	12/2/2020 7:03 PM
75	were the aboriginal people engaged and consulted on this plan? if not then the vision should be changed. I don't believe the metis people were engaged or consulted so the vision is not true, as respect is part of consultation	12/2/2020 6:31 PM
76	I agree with this vision, but I don't believe we are meeting it or living it	12/2/2020 6:17 PM
77	Update language by replacing 'the Aboriginal' with 'Indigenous'. The current vision is ok but it feels a bit like it over-prioritizes and over-privileges economic interests above people's holistic well-being. Economic prosperity is just one of the social determinants of health, and though important, it's also just as important to prioritize mental, physical, social and spiritual health. Since all of these determinants of health are grounded in a healthy ecosystem, the vision should also reflect a fundamental relationship of sustainability, respect and valuing the natural ecosystem that supports our community. I want to see a community that includes all voices, including those who currently live on the margins, are vulnerable and disenfranchised. I want to live in a community that is based on care, compassion and respect, values that create the sustainable, resilient and inclusive community I envision.	12/2/2020 5:09 PM
78	and respects all peoples and their traditions so that we can thrive, prosper and contribute to	12/2/2020 4:56 PM

	meaningful lives.	
79	We have encountered a climate of discrimination within the city that makes the above statement a thin veneer and untrue. The offer to embrace to First Naiton people must be made with merit and not a hollow promise.	12/2/2020 3:32 PM
80	No change..	12/2/2020 3:29 PM
81	We need meaningful plans with timelines to address the homelessness and addiction issues before this can truly haplen	12/2/2020 3:27 PM
82	why specifically mention aboriginal people, we are all people	12/2/2020 3:26 PM
83	Change the word "Aboriginal" to "Indigenous".	12/2/2020 8:28 AM
84	The city also needs to encourage immigration if it wants to have a healthy economy. There seems to be a lack of people entering the service industry. Hard to grow a business or meet seasonal demand for services if you cannot find employees.	12/2/2020 7:23 AM
85	Aboriginal has nit aged well. Keep four seasons. Family friendly safe should ve added	12/1/2020 11:13 PM
86	Put the words into actions.	12/1/2020 11:04 PM
87	I would leave it as is	12/1/2020 10:37 PM
88	Healthy means many different things to different people, so is not a word I would use. Respect ALL Aboriginal and immigrant peoples. By including Aboriginals, you exclude European, African, Indian, etc.	12/1/2020 11:48 AM
89	inclusivity and welcoming are included the goal will be implementing	12/1/2020 10:44 AM
90	Provide rural service development	11/30/2020 11:09 AM
91	Looks good	11/30/2020 10:17 AM
92	becoming a leader/role model for climate change action	11/30/2020 12:13 AM
93	I wouldn't	11/29/2020 10:19 PM
94	I think it's perfect actually.	11/29/2020 9:25 PM
95	Take out the reference to aboriginals	11/29/2020 8:52 PM
96	No difference	11/29/2020 6:03 PM
97	It's fine	11/29/2020 5:23 PM
98	No change required.	11/29/2020 3:36 PM
99	Seems accurate	11/29/2020 2:00 PM
100	Add compassionate, caring and supportive community	11/29/2020 10:22 AM
101	I like what you have there. I would just add fair taxes.	11/28/2020 10:09 PM
102	focus on developing a 55+ environment that promotes senior lifestyles	11/28/2020 8:53 PM
103	Health and Sustainability.	11/28/2020 8:36 PM
104	Enforce the rules & abide by your present vision plan	11/28/2020 3:24 PM
105	Add eco-friendly	11/28/2020 2:20 PM
106	The city should strive to maintain its charm as a tourist destination,	11/28/2020 1:41 PM
107	Does it include provision for seniors	11/28/2020 12:00 PM
108	none	11/28/2020 11:28 AM
109	In order to have a healthy economy , you need afforabke houseing Apt, Condo's New Homes , so people wanting to move here have a place to live , Downtown needs works and development , shops look awful no new businesses , more industies to promote jobs	11/28/2020 10:19 AM
110	Gather up all the homeless/street and put them on the reserve where they come from and keep	11/28/2020 10:08 AM

	them there.	
111	Indigenous not Aboriginal	11/28/2020 10:07 AM
112	i feel the aboriginals are given enough of what they need to that kenroa offers to them. As far as the homeless go they need to go back to their reserves or better more affordable housing on the outskirts of town should be available. the loitering in getting intolerable.	11/28/2020 10:04 AM
113	No change	11/28/2020 9:30 AM
114	I like the official plan	11/28/2020 9:27 AM
115	No	11/28/2020 9:26 AM
116	I wouldn't change it.	11/28/2020 9:23 AM
117	Same	11/28/2020 9:17 AM
118	remove traditions and generations and include modern forward thinking. End statement after welcomes all. Period. Thrive and prosper mean the same thing too. pick one or none.	11/27/2020 8:19 PM
119	n/a	11/27/2020 2:41 PM
120	Poor	11/27/2020 11:09 AM
121	No I agree with that	11/26/2020 8:35 PM
122	For all, not focus on always saying for Aboriginals.	11/26/2020 4:03 PM
123	Start caring for your full time residents. Prioritize spending. Allow people the means to be self sustainable within city limits	11/24/2020 7:51 PM
124	would not change it	11/24/2020 7:05 PM
125	I hope the city keeps it's word.	11/24/2020 6:30 PM
126	no changes to vision; need changes to attitudes and actions	11/24/2020 12:15 PM
127	Make it true!	11/24/2020 10:03 AM
128	Safety	11/24/2020 9:48 AM
129	Include all people,tax payers	11/23/2020 7:16 PM
130	focus on environment and economic sustainability, health as both physical and mental health	11/23/2020 12:04 PM
131	Allow honeybees within the zoning areas of Kenora as it is the only community in NWO that excludes	11/23/2020 11:26 AM
132	economically and socially inclusive, sustainable...	11/23/2020 10:57 AM
133	Respect for Aboriginal peoples should include a plan to reduce vagrancy	11/23/2020 10:31 AM
134	delete the word "Aboriginal"	11/23/2020 7:46 AM
135	I would change the word "aboriginal" to "indigenous". I would avoid using the word "healthy" twice. Honestly it is a word salad rhar could and should be slimmed down considerably. Good message, though.	11/22/2020 9:21 PM
136	IQ test for mayor and councillors at least 100 iq	11/22/2020 6:36 PM
137	Looks good as is. Change us of term "Aboriginal" to "Indigenous" or "Anishinaabe	11/22/2020 6:29 PM
138	The city does not care about the citizens	11/22/2020 6:27 PM
139	I would add that it welcomes all, cultures and people not just aboriginal	11/22/2020 3:39 PM
140	Don't separate out an entire group of people. We are all equal in 2020 and all have every opportunity others have.	11/22/2020 3:05 PM
141	Change Aboriginal to Indigenous	11/22/2020 1:38 PM
142	Fewer parking lots, more green welcoming spaces, walking and bike paths, wind /solar for city buildings, multi income niegbourhoods.	11/22/2020 1:21 PM

143	The City of Kenora shall be an all-inclusive, zero-emissions, thriving community, with an economy that uplifts and supports a culture of cooperation, meaningful connection to the land, lake, and each other.	11/22/2020 1:18 PM
144	Vision statement are a useless exercise	11/22/2020 1:16 PM
145	Expand inclusivity to ensure housing and adequate supports for everyone in our community who needs them, including our vulnerable population.	11/22/2020 11:48 AM
146	None of that is true	11/22/2020 11:07 AM
147	It is not inclusive now, we need to look at realistic options to address housing shortages in this community such as allowing if tiny home	11/22/2020 10:56 AM
148	Change "Aboriginal" to "Indigenous" or "Anishinaabe".	11/22/2020 10:22 AM
149	no change	11/22/2020 10:05 AM
150	Similar to my vision	11/22/2020 10:00 AM
151	green spaces	11/22/2020 9:44 AM
152	more walkable areas to connect neighbour hoods with trail and downtown. state of the art sewer and water treatment	11/22/2020 9:32 AM
153	Clean and environmentally friendly	11/22/2020 9:31 AM
154	Put the people who live here as a priority, so that we want to contribute to this vision. We cannot be an inclusive, sustainable and healthy town if we don't put the people who lived here year round first. We are a tourism town, however a lot of people who live here feel that we aren't supported enough from the city and it's leaders.	11/22/2020 9:31 AM
155	"based on a diverse, local economy focused on closed loop systems to re-use waste, reduce costs, and increase resiliency."	11/22/2020 8:46 AM
156	I would modify it to say it respects all, including underprivileged	11/21/2020 1:35 PM
157	As long as we're focusing on the mental health and well being of our permanent residents the same way we're focused on our tourism, then I wouldn't change the vision at all.	11/21/2020 11:11 AM
158	Move social services out of downtown	11/21/2020 8:34 AM
159	This is a good start	11/21/2020 1:27 AM
160	Not sure	11/20/2020 10:20 PM
161	No change	11/20/2020 10:06 PM
162	I appreciate the last sentence, but the wording needs to be improves. What does it mean to contribute to a meaningful life?	11/20/2020 9:21 PM
163	The City of Kenora shall be an inclusive, sustainable and healthy community that enables a thriving economy and respects the Aboriginal peoples and traditions so that all can prosper and lead meaningful lives.	11/19/2020 10:21 PM
164	Get rid of the free loading junkies on the street.	11/19/2020 9:48 PM
165	Regulate developement	11/19/2020 9:27 PM
166	No change	11/19/2020 7:45 PM
167	Focus on tax payer and thier families safety.	11/19/2020 6:30 PM
168	No Change; it captures my vision.	11/19/2020 4:49 PM
169	Be innovate and attract families and businesses	11/19/2020 4:47 PM
170	Clean,natural,green spaces	11/19/2020 3:35 PM
171	Stronger on the environment	11/19/2020 3:16 PM
172	is it more appropriate to have "indigenous" and not "aboriginal"?	11/19/2020 1:26 PM
173	I wouldn't change it	11/19/2020 12:46 PM

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174	End it at welcomes all	11/19/2020 11:43 AM
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### Q3 How can the City make it easier to provide affordable housing?

Answered: 187 Skipped: 22

#	RESPONSES	DATE
1	Percentage of income (I.e 30% of income to rent)	12/4/2020 1:18 AM
2	purchase existing private lands which is appropriate for residential development/remove from speculative market. permit the establishment/creation of more units in single detached dwellings (permit three for example within a single detached dwelling in R2 zone, in addition (1) unit above laneway garage/within ancillary structure (e.g. total four units on property -- rather than for example only the one secondary dwelling currently allowed). permit construction and use of modular and mobile and tiny homes to provide rights-based accommodations for persons experiencing houselessness..	12/4/2020 12:58 AM
3	Think about starting a tiny house community somewhere just outside of town. Tiny homes are somewhat affordable. The lots should be rented out for a lot cheaper than an apartment.	12/4/2020 12:05 AM
4	Work with the bands and organizations and remove the red tape form new construction	12/4/2020 12:04 AM
5	build more affordable housing.. ie. dont build to impress, build to suit the needs of the people. If they want to upgrade into abigger and better home late, then they can.	12/3/2020 11:24 PM
6	Ensure the right/ eligible people are given available spaces/ not those who have other available supports(outside of the city jurisdiction)	12/3/2020 11:04 PM
7	Agencies that support low income individuals and families need to work together. They can save money by avoiding duplication of services and putting funds toward housing.	12/3/2020 10:56 PM
8	ban Air Bnb listings within the city limits	12/3/2020 10:42 PM
9	Incentives for private builders. Gov funding. Support infastructure	12/3/2020 10:30 PM
10	Reduce red tape for project development	12/3/2020 10:09 PM
11	provide incentives (reduced taxes?) for those who are able to provide affordable housing;	12/3/2020 9:44 PM
12	Subsidize	12/3/2020 9:35 PM
13	lower the rent prices	12/3/2020 9:07 PM
14	We need more houses. The city needs to encourages builders, reduce red tape in zoning and other bylaws	12/3/2020 9:04 PM
15	By allowing for the development of smaller homes for those that live alone. A smaller home uses far less resources to build, maintain, heat/cool, and power.	12/3/2020 8:47 PM
16	<a href="https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing">https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing;</a> <a href="https://www.regionofwaterloo.ca/en/living-here/incentives-to-create-affordable-housing.aspx#">https://www.regionofwaterloo.ca/en/living-here/incentives-to-create-affordable-housing.aspx#;</a> <a href="https://munkschool.utoronto.ca/imfg/uploads/238/imfg_perspectives__affordable_housing_(april_2013).pdf">https://munkschool.utoronto.ca/imfg/uploads/238/imfg_perspectives__affordable_housing_(april_2013).pdf;</a> <a href="https://www.amo.on.ca/AMO-PDFs/Reports/2019/Fixing-Housing-Affordability-Crisis-2019-08-14-RPT.aspx">https://www.amo.on.ca/AMO-PDFs/Reports/2019/Fixing-Housing-Affordability-Crisis-2019-08-14-RPT.aspx</a>	12/3/2020 8:46 PM
17	More new low income condo/apartment starts. Insentivise making 2nd units for walkout basement, which we have a ton of in kenora.	12/3/2020 8:10 PM
18	Give all property tax owners a tag for using boat launches with their property taxes & Charge our visitors for boat parking slips at all the boat launches. Provide benefits to locals who pay taxes & charge the visitors.	12/3/2020 7:54 PM
19	Affordable housing must be a priority for the city. Accessible housing offerings need to be increased (more units built) and wraparound services should be part of the planning and implementation of these projects. The City needs to take the lead in fostering a shared community priority and responsibility.	12/3/2020 7:11 PM
20	build more affordable and supportive housing - currently 100 unhoused people on the streets	12/3/2020 6:53 PM
21	Another poorly worded question; the above statement merely provides a definition of affordable housing as described by City of Kenora. As the question is posed, is it currently difficult for the city to provide affordable housing? Or is it difficult for those who require affordable housing to deal with the city? Should you not be asking those questions to those who are involved directly?	12/3/2020 6:28 PM
22	City needs to work with developers to provide affordable land and building incentives, property	12/3/2020 6:00 PM

tax deferrals or rebates to make it easier to build. Or attract the right builder that can be successful in building housing that is affordable. I would also suggest some form of rent control - landlords are literally raping folks here in Kenora, I would be embarrassed to be renting to people at these rates.

23	Encourage private development with tax incentives and/or planning assistance. Providing affordable housing is NOT a municipal responsibility.	12/3/2020 5:56 PM
24	amalgamating low income housing to one large area instead of numerous locations making it easier to manage	12/3/2020 5:52 PM
25	continue to try to develop subdivisiion potential to increase lots and finished units of all types	12/3/2020 5:49 PM
26	Encourage and support development of affordable housing - First Nations in the area should embrace those who have move away from their traditional communities and help them to be supported in affordable housing	12/3/2020 4:51 PM
27	Aggressively promote development of affordable options	12/3/2020 4:43 PM
28	Can do so subsidize rent for people who have a proof of income and actually contribute to kenora positivily	12/3/2020 4:31 PM
29	Tiny homes with simple fixtures	12/3/2020 3:35 PM
30	Zone for additional dwelling units on residential property.	12/3/2020 3:27 PM
31	Get tenants on welfare cleaning the streets daily	12/3/2020 3:25 PM
32	Create middle class housing, such as town houses or duplexes. Encourage construction companies and property owners to build and grow the community, but have conditions within the building phase such as the finished product cant sell for more than \$185,000. Reasonable, Clean and Affordable housing are non existence in this town and most people live pay cheque to pay cheque. As a young person who bought a home at 22, i had a family that supported me to renvoate it to the good condition. Lots of people do not have these resouces and most houses in the community are older and need lots of expensive repairs such as Electrical, Heating & the overall scuture of the home.	12/3/2020 3:16 PM
33	Speed up approval process for variance applications and plans of subdivision, re-zoning etc.	12/3/2020 3:04 PM
34	Not sure	12/3/2020 2:56 PM
35	build apartments	12/3/2020 2:54 PM
36	N,a	12/3/2020 2:52 PM
37	Build middle class housing, townhomes - need more housing	12/3/2020 2:50 PM
38	I think the current bylaws aren't a barrier to providing affordable housing.	12/3/2020 1:45 PM
39	Build things quicker and more efficiently. I'm not too sure why projects take so long to be built. We need to make it happen now	12/3/2020 1:39 PM
40	Allow more housing options to lessen demand	12/3/2020 1:27 PM
41	Engaging the community to provide in-kind labor donations to support in the development of housing units.	12/3/2020 12:53 PM
42	Don't rely on provincial government, do it at city level.	12/3/2020 12:30 PM
43	By allowing people to build with less restrictions. If new houses and complexes were easier for builders to complete, it would create movement of the affordable houses. There would be more first time home buyers. More interest in working and studying in kenora. The road blocks the city puts up for many projects makes builders and residents alike shy away from these projects. The overhead costs that go into attempting to build in the City is extensive and the City should realize this and work to be supportive rather than the opposite.	12/3/2020 11:09 AM
44	Look into putting a Cap on rent	12/3/2020 11:02 AM
45	Increase, build, create housing. be innovative--doesn't have to be houses, condos, etc.	12/3/2020 11:00 AM
46	Offer accessible apartment complexes or buildings for those who are coming from outside the North and cant afford to purchase a home. To rent here you need to know someone who knows	12/3/2020 10:54 AM

	someone that is renting out a living space.	
47	easier entry to build down town in vacant buildings, grants related to affordable rent, entice builders and landlords to cater to lower rent properties, allow multiple small houses on one property	12/3/2020 10:52 AM
48	stop marketing to the elite. match housing prices to the average local income. I do not believe that 60% of our population could afford the above noted housing expenditures. I would love to see housing cost match achievable earnings	12/3/2020 10:45 AM
49	Keep taxes low	12/3/2020 10:30 AM
50	A by-law that caps rents, I am a renter and live in the core and have no means to move due to the astronomical rent prices. I make a comfortable salary, I cannot achieve a good standard of living here.	12/3/2020 10:24 AM
51	Create more multi-dwelling units - Create a bylaw that regulates the amount of rent that can be charged based on property value	12/3/2020 10:11 AM
52	Property with rent based on income	12/3/2020 10:07 AM
53	Build subsidised apartment buildings	12/3/2020 10:03 AM
54	By stepping up. By advocating with other levels of govt, by working with, instead of against, community groups. By focusing efforts on low-income housing instead of condos by the lake. By making zoning changes to maximise that potential. Those figures are too high.	12/3/2020 10:00 AM
55	Encourage developers, lobby province/feds for support, continue to support the KDSB.	12/3/2020 9:53 AM
56	In partnership with the provincial and federal government	12/3/2020 9:39 AM
57	Apartmentwnts,condo,townhomes	12/3/2020 9:07 AM
58	Increase lot coverage to possibly 50% but only if people can park on their lot and not on the street. Should have a yard but should not use the city streets as there vehicle parking space	12/3/2020 9:01 AM
59	The 60th percentile is way too high. It's difficult to find rental property that as low as 1350/mo! What do folks do whose income is in the 30th or 40th percentile? And this rent you've cited wouldn't include utilities like heat!	12/3/2020 8:49 AM
60	Restrict price increases to CPI growth.	12/3/2020 8:47 AM
61	Lower the standard from 60 to 30 or below	12/3/2020 8:46 AM
62	In building empty lots, tiny house devt on mill site, access to public transportation,	12/3/2020 7:56 AM
63	make rent limits in line with income	12/3/2020 7:21 AM
64	?	12/3/2020 12:49 AM
65	may the city be able to buy back its properties and renovate some existing buildings and build more as needed . many low income seniors and low wage workers cannot afford \$1,350 per month. please do not mix or consider renting to seniors if drug addicts are being placed in the same buildings , mix them with disabled people it must come from affordability, safety issues and accessibility for seniors to get to all necessary amenities. in order to accommodate all we must educate the waitlist , consider pleasant views and surroundings and halfway houses for those with emotional and addictive natures..	12/3/2020 12:32 AM
66	Housing affordability is enhanced by reducing the need for use of cars to access shopping, recreation, entertainment. I.e. compact city	12/3/2020 12:16 AM
67	Lower the taxes. They are too high!	12/2/2020 11:50 PM
68	I am not informed enough on how it works to comment	12/2/2020 11:37 PM
69	Make it easier to build new homes of all shapes and sizes. As a renter, there is not enough housing available, and what is available is usually not affordable for my partner and I. We need to build more homes, especially for lower income citizens.	12/2/2020 11:14 PM
70	Build condominiums on former mill site	12/2/2020 11:02 PM
71	Take 25% off of welfare cheques to pay for the rent/ owning of houses. Ensure the folks that	12/2/2020 10:10 PM

	benefit help build the homes with habitat for humanity	
72	First Nations should throw some money I. The pot to help build them	12/2/2020 9:56 PM
73	Cut red tape. Offer subsidies. Create new non profit housing.	12/2/2020 9:54 PM
74	Create affordable housing trusts. Relax zoning and development rules	12/2/2020 9:54 PM
75	Multi dwellings on single properties. Smaller footprint dwellings on more rural sites.	12/2/2020 9:51 PM
76	Scatter smaller , avoidable housing all over Kenora to just in one area.	12/2/2020 9:47 PM
77	Reducing property taxes of multi unit apartment complexes, establishing a co-op style insurance entity for homeowners and businesses owners, permit costs for improvements should be lowered not seen as a money grab by the city to encourage landlords of businesses and housing units to not only maintain their buildings and property but to improve upon them	12/2/2020 9:47 PM
78	More multi-unit dwellings	12/2/2020 9:34 PM
79	Tax incentives for new buildings and upgrades to current ones	12/2/2020 8:57 PM
80	Lower taxes	12/2/2020 7:10 PM
81	Have some of the surrounding northern communities provide funds to support their citizens if off reserve	12/2/2020 6:33 PM
82	ease cost of living expenses such as sewer and water, electricity, heat	12/2/2020 6:21 PM
83	A lot of the barriers to housing affordability are systemic and go far beyond the jurisdictional reach of the municipal government. That said, there are probably a number of measures the City could take that could reduce housing costs, thus making housing more affordable. Some examples are: Encouraging in-filling within the urban core to reduce transportation costs for residents (i.e. if you live within a walkable community, you don't need the added expense of a car), supporting and incentivizing the construction of smaller highly efficient homes (reduces heating and cooling bills and other utilities and operating costs), encourage innovation in housing solutions including by rezoning to allow for different types of housing stock (multi-plex units, laneway homes, secondary suites, etc).	12/2/2020 5:19 PM
84	Provide the ability for contractors/organizations to build affordable housing.	12/2/2020 5:00 PM
85	allow true partnerships with First Nation groups who are equipped to enhance First Nation growth and participation	12/2/2020 3:40 PM
86	The problem with affordable housing are the construction and land costs. If these burdens were lessened (tax forgiveness, lower land/infrastructure costs for developments etc) this would make building and development more feasible. It currently is not feasible at all as a result. Continuously using tax dollars to fund the poor is a huge driver of the wealthier leaving Kenora. With KDSB and KACL buying up building in the core of downtown, this is also not conducive to proper planning and tourism.	12/2/2020 3:36 PM
87	provide tax incentive to developers	12/2/2020 3:34 PM
88	support zoning changes, flexibility in building restrictions, incentives those looking at housing projects in creative ways	12/2/2020 3:31 PM
89	Cut red tape, move faster, be open to innovative ideas	12/2/2020 3:31 PM
90	Let the market determine that, the city has no role other than zoning	12/2/2020 3:28 PM
91	Incentives for private developers.	12/2/2020 8:30 AM
92	Condominiums are taxed too high. It's hard for senior citizens to free up the houses they live in when faced with such a high tax rate in condominiums. There needs to be more houses on the market in order to bring down both the rental and purchase price. Seniors are staying in their homes because it is much more affordable to do so.	12/2/2020 7:33 AM
93	Dual dwelling easier, multi units on same property,	12/1/2020 11:16 PM
94	Property taxes are too high for owners & landlords to charge lower rent. Have enough rental units with set rents at \$1000/mo or LESS! Look for rent subsidy programs to incorporate for landlords	12/1/2020 11:16 PM

95	The city can actively promote the fact that Kenora is looking for affordable housing options and ensure that all planning and zoning regulations are housing developer friendly and that staff and council do everything they can to help make every housing project work by removing all barriers. The city could also lobby for assistance to provide city services to housing sites	12/1/2020 10:41 PM
96	Make multi-residential retirement facilities attractive to strongly encourage single persons dwelling in family homes to sell and free up homes to the open market to younger 2+ people & families.	12/1/2020 11:53 AM
97	Require developers to include affordable housing in new developments if they are on the horizon	12/1/2020 10:47 AM
98	Income scaling to tax rates	11/30/2020 11:12 AM
99	Tax incentives	11/30/2020 10:19 AM
100	More housing options, e.g., co-op housing.	11/30/2020 12:17 AM
101	Lower taxes	11/29/2020 10:25 PM
102	Partner with non-profit and private organizations to create infill housing. This generates pride of ownership and increases the long-term tax base.	11/29/2020 6:07 PM
103	Don't care	11/29/2020 5:25 PM
104	Less red tape for developers wanting to provide such	11/29/2020 10:29 AM
105	I'm sorry, I don't know. This is an area I am not knowledgeable about.	11/28/2020 10:16 PM
106	develop new areas with full serviced lots	11/28/2020 8:59 PM
107	multi-tenant building/density. allowing for in-home tenants	11/28/2020 8:41 PM
108	Lower taxes, attract new businesses & create meaningful jobs jobs	11/28/2020 3:27 PM
109	nice townhouse development within walking distance of town center	11/28/2020 2:24 PM
110	Limit house sizes in certain areas, institute rent controls	11/28/2020 1:47 PM
111	Lower taxes	11/28/2020 12:06 PM
112	XX	11/28/2020 11:55 AM
113	tax credit for multifamily	11/28/2020 11:29 AM
114	Create jobs so housing is affordable	11/28/2020 11:27 AM
115	for the average person the rent is way too high and no hope of buying a house, I as a senior wish to sell my home on the lake and move into a condo or apt. but just can't afford the price and it doesn't really matter as there is no place to rent or buy a condo as none are being built that people can afford. This is the biggest problem in this town	11/28/2020 10:28 AM
116	Repeal the ridiculous multi-unit water meter charge scheme. They have stripped all efficiency related to dense development. Very short-sighted and uncommon practice	11/28/2020 10:12 AM
117	Make people pay market value rent	11/28/2020 10:11 AM
118	Encourage more or new industry to create jobs	11/28/2020 9:36 AM
119	We are too small of a town for so many homeless people. I don't know what the city can do. I don't want my taxes raised to provide housing for others who won't work.	11/28/2020 9:34 AM
120	Expand the tax base	11/28/2020 9:28 AM
121	Don't know	11/28/2020 9:27 AM
122	Have better paying, higher paying employers.	11/28/2020 9:23 AM
123	Build housing with federal and provincial grants to do so.	11/27/2020 8:23 PM
124	disallow short-term rentals	11/27/2020 8:21 PM
125	Subsidize unused units, or build infrastructure to subsidize and utilize through partnerships with the KDSB	11/27/2020 2:44 PM

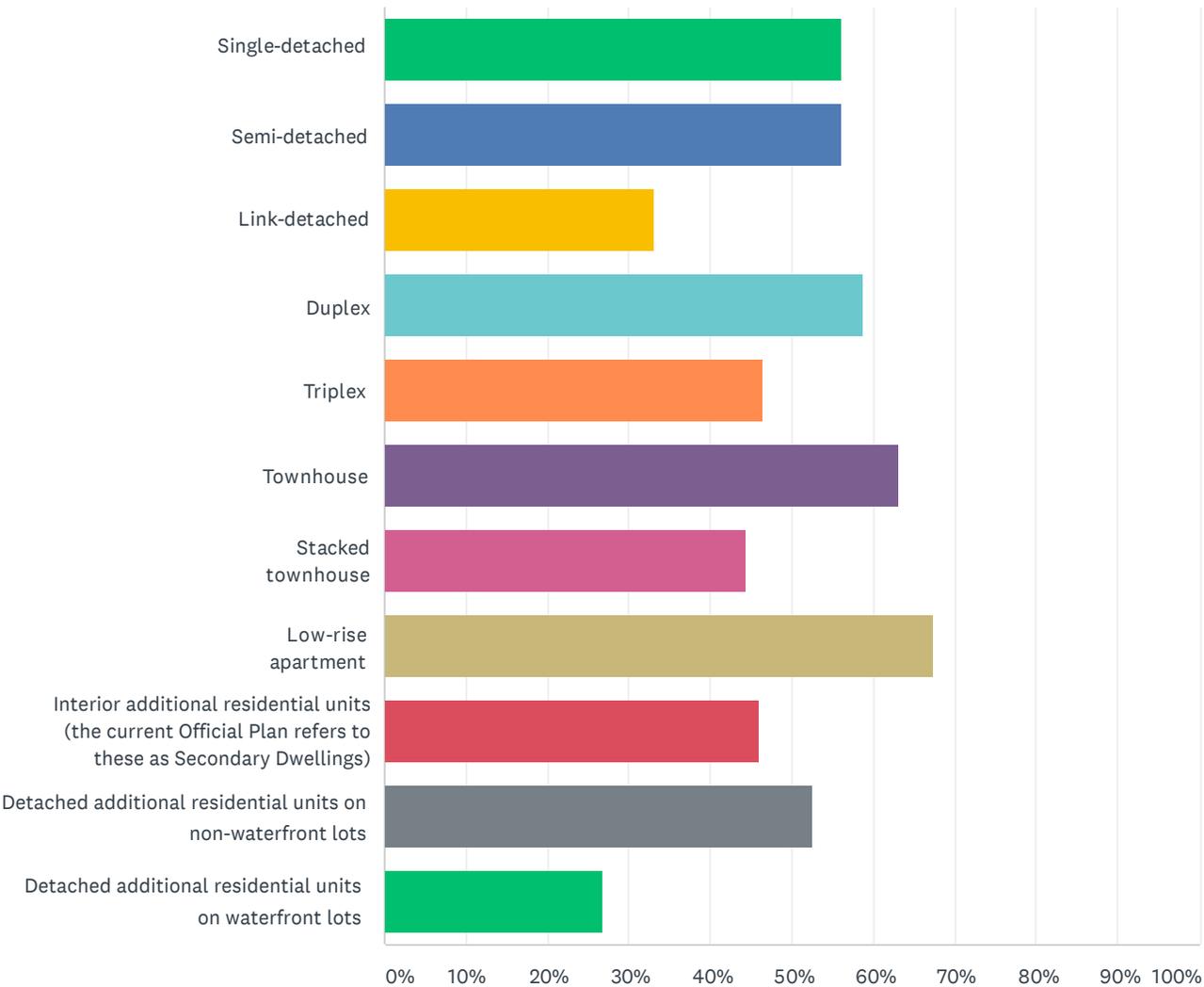
126	Stop supporting kdsb	11/27/2020 11:12 AM
127	Invest more money in building affordable apartment complexes, instead of investing millions in downtown "aesthetics " for tourists	11/26/2020 8:41 PM
128	Private donations	11/26/2020 6:27 PM
129	Not appeal to just tourists.	11/26/2020 4:07 PM
130	Quit raising prices to making everything unaffordable	11/24/2020 7:53 PM
131	Build more low income housing	11/24/2020 7:21 PM
132	attempt to reign in unreasonable property tax and hydro rates	11/24/2020 7:13 PM
133	More affordable apartment complexes. Lower rent	11/24/2020 6:35 PM
134	I dont know	11/24/2020 2:10 PM
135	Less red tape, fees and taxes so that people can afford to build, with less paperwork and zoning barriers. Tiny homes may need to be allowed as a solution to the housing crisis	11/24/2020 12:27 PM
136	Build more	11/24/2020 10:09 AM
137	Provide more options	11/24/2020 9:51 AM
138	build out with federal and provincial financing	11/24/2020 8:23 AM
139	Ensure there is affordable housing that exists, work with developers or providers	11/23/2020 12:07 PM
140	Invest to build more housing/aprtment housing complexes	11/23/2020 11:29 AM
141	through policy and economic contribution	11/23/2020 11:01 AM
142	no comment	11/23/2020 10:34 AM
143	zoning	11/23/2020 7:51 AM
144	The idea that the benchmark for affordable housing is "less than \$349,000 is insane. I make a good salary and I would never be able to afford a house that costs \$300,000. The biggest thing in making it easier to provide affordable housing is being realistic about what" affordable"actually means in Kenora. Those numbers need to be cut in half to be realistic.	11/22/2020 9:28 PM
145	Don't close down places like Northland using corrupt means	11/22/2020 6:40 PM
146	The City should provide support and remove barriers for extension of city services for proposed developments as well as for residential development of brownfield sites.	11/22/2020 6:40 PM
147	Lower rents and more housing	11/22/2020 6:30 PM
148	Make land available to developers	11/22/2020 4:25 PM
149	Build more	11/22/2020 3:43 PM
150	Don't. Let the market do its thing. It's not the city's responsibility to house people. People need to stop relying on politicians to solve their life problems.	11/22/2020 3:11 PM
151	Abolish minimum square footage regulations if they exist, adopt policies that encourage using regional natural building materials, and consider 'participatory economics' policies for those in City Owned housing units to perform services such as street cleaning, garbage collection downtown, and other simple labour services the city does, to offset their housing costs.	11/22/2020 1:39 PM
152	Small houses on one lot.	11/22/2020 1:28 PM
153	By streamlining the approval process	11/22/2020 1:20 PM
154	Ensure there is housing that falls within the funding provided by ODSP.	11/22/2020 11:57 AM
155	The city needs to make a major commitment to its marginalised community. Housing, real housing, not tiny houses and tent.. Housing is a human right and this is a structural failure across the board in favour of tourism and cottagers. The city needs to purchase empty houses and refit existing structures. The people in this town the ones here all year long deserve the	11/22/2020 11:17 AM

	support of the council. This is an issue that van be under control within the next 3-5 years if delt with properly now.	
156	Create zoning for tiny homes 1300+ per month is not affordable for people making minimum wage or living on social assistance	11/22/2020 11:00 AM
157	I dont think this is a municipal issue. Why should people be allowed to choose Kenora as their home for no other reason then drugs. This generates vandalism and other crimes to feed their habit	11/22/2020 10:09 AM
158	Tiny houses	11/22/2020 10:04 AM
159	I don't know	11/22/2020 9:48 AM
160	affordable housing in every new build...don't create gettos of low income housing.	11/22/2020 9:38 AM
161	Talk with the people who live here and have those uncomfortable discussions? When people have a home that provides opportunity, people feel like they have purpose. We can't be a viable community if we don't have these open discussions and planning sessions. Tiny homes, affordable housing, senior housing are things we need desperately!	11/22/2020 9:37 AM
162	Remove bylaws restricting tiny home, make zoning changes and subdivision easier for multi residential conversion	11/22/2020 9:34 AM
163	Allow detached additional residential units. There could be guidelines and limits on size and height to preserve space and aesthetics of neighborhoods. These could take the form of Tiny Homes to reach goals of sustainability, to provide uniqueness and increase housing possibilities.	11/22/2020 9:07 AM
164	Clean up what we have and build more	11/21/2020 9:44 AM
165	Build more apartments and focus on tiny house living apartments.	11/21/2020 9:41 AM
166	Cut water rates	11/21/2020 8:39 AM
167	Ensure building codes and by laws reflect the need	11/21/2020 1:35 AM
168	Focus on very dense, small footprint housing.	11/20/2020 11:18 PM
169	I dont know	11/20/2020 10:40 PM
170	Stop selling to out of town buyers	11/20/2020 10:33 PM
171	Provide tax breaks/easier access to services for those who are interested in building affordable housing	11/20/2020 10:22 PM
172	We need the small house zone to allow smaller more affordable housing. The re zoning or existing properties to allow small houses should be an easier process.	11/20/2020 10:09 PM
173	Allow for more residences on larger properties	11/20/2020 9:24 PM
174	Less red tape. Make Kenora a place where developers want to develop.	11/19/2020 10:25 PM
175	1360 is way too much. That's 78% pay check.	11/19/2020 9:52 PM
176	I don't know	11/19/2020 9:29 PM
177	Provide more affordable options	11/19/2020 8:38 PM
178	Invest in developing land Water, sewer, streets. We will get the money back in the long run. Nobody can come and build houses here for cheap We need to make it attractive to builders	11/19/2020 7:57 PM
179	Make it easier for developers and builders to build. Reduce red tape	11/19/2020 7:49 PM
180	Have caps for how much places can be rented for	11/19/2020 6:59 PM
181	Not your job!	11/19/2020 6:32 PM
182	Work in concert with private developers	11/19/2020 4:50 PM
183	Lower water rates ,taxes	11/19/2020 3:39 PM
184	Work with local landlords to regulate sky rocketing rent making it fair and affordable with	11/19/2020 3:27 PM

	existing rental units, build more apartments complex	
185	facilitate efforts to increase the housing supply in general	11/19/2020 1:27 PM
186	Permit smaller, serviced lots in some areas with less required frontage. Enough to accommodate a single vehicle to park and a smaller residential unit for single family dwelling. Encourage developers to invest in townhouse/row housing using a community improvement plan. Require a natural backdrop with trees and natural beauty for the back yards - maybe back onto walking trails	11/19/2020 12:54 PM
187	Continue to develop a variety of options. Aid citizens to purchase.	11/19/2020 11:45 AM

### Q4 What forms of affordable housing are compatible with existing residential development and neighbourhoods? Please check all that apply.

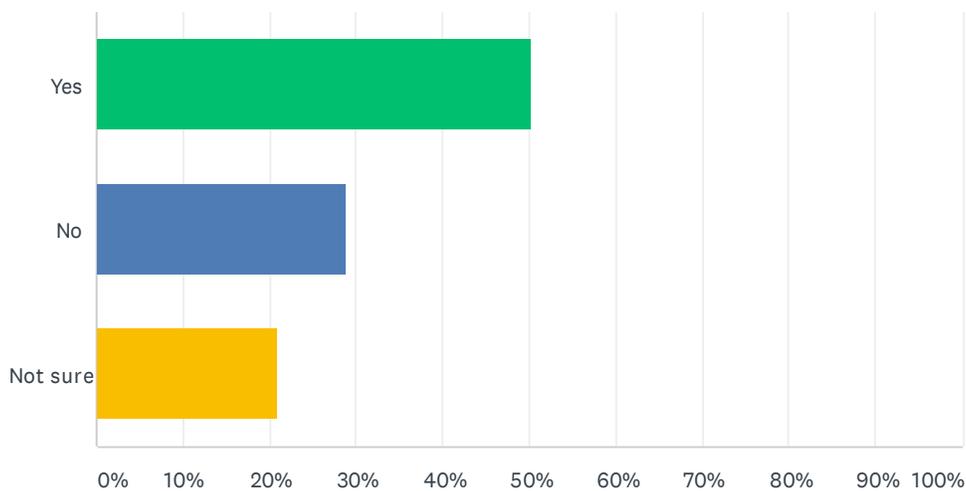
Answered: 187 Skipped: 22



ANSWER CHOICES	RESPONSES	
Single-detached	56.15%	105
Semi-detached	56.15%	105
Link-detached	33.16%	62
Duplex	58.82%	110
Triplex	46.52%	87
Townhouse	63.10%	118
Stacked townhouse	44.39%	83
Low-rise apartment	67.38%	126
Interior additional residential units (the current Official Plan refers to these as Secondary Dwellings)	45.99%	86
Detached additional residential units on non-waterfront lots	52.41%	98
Detached additional residential units on waterfront lots	26.74%	50
Total Respondents: 187		

**Q5 Under the Ontario Planning Act, municipalities must permit “additional residential units” in detached, semi-detached and row (town) houses, and in buildings or structures that are ancillary to these housing types. “Ancillary” means buildings or structure that are secondary and complementary to a house (e.g. a detached garage). Regulations under the Planning Act allow Zoning By-laws to establish whether an additional residential unit requires a parking space. If required, a parking space may be provided in the form of ‘tandem parking’ a which is defined as a parking space that can only be accessed by passing through another parking space from a street, lane or driveway (i.e. stacked or bumper to bumper) (O. Reg. 299/19).Do you think that a parking space should be required for an additional residential unit?**

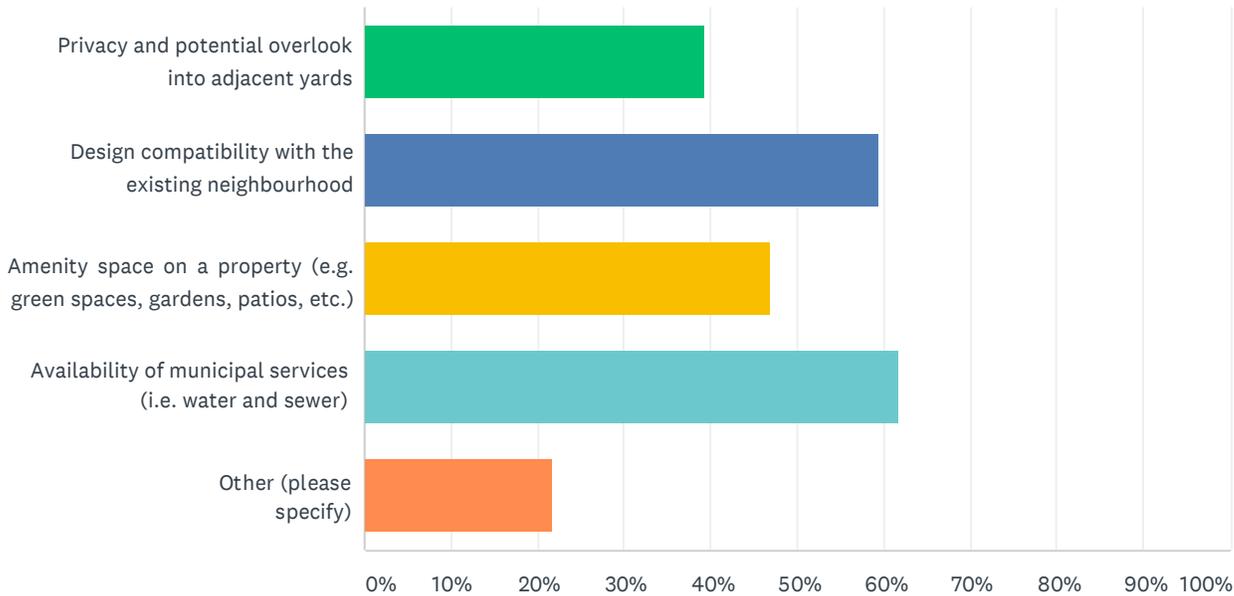
Answered: 187 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	50.27%	94
No	28.88%	54
Not sure	20.86%	39
TOTAL		187

### Q6 Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions? Please check all that apply.

Answered: 175 Skipped: 34



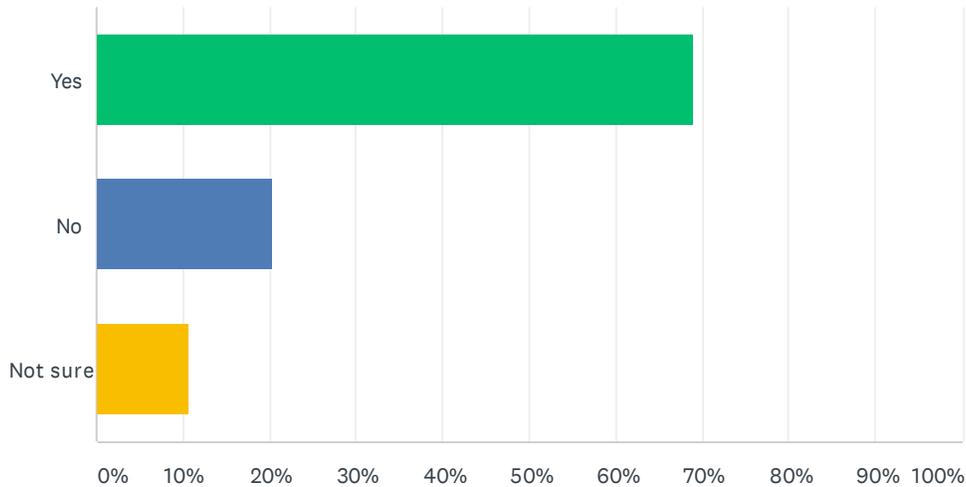
ANSWER CHOICES	RESPONSES	
Privacy and potential overlook into adjacent yards	39.43%	69
Design and compatibility with the existing neighbourhood	59.43%	104
Amenity space on a property (e.g. green spaces, gardens, patios, etc.)	46.86%	82
Availability of municipal services (i.e. water and sewer)	61.71%	108
Other (please specify)	21.71%	38
Total Respondents: 175		

#	OTHER (PLEASE SPECIFY)	DATE
1	Concern that there is literally not enough housing in this town for how many people live here. Let's put them as a top priority, over parking or neighborhood compatibility .	12/4/2020 1:18 AM
2	nimby-ism	12/4/2020 12:58 AM
3	The city should be willing to work with new developments as with the parking, because a lot of the existing apartments don't have " official " connected to the building yet the city still allows apartments within the buildings..	12/3/2020 11:24 PM
4	Storage, gardens, accessibility, outside common areas for walking and socializing	12/3/2020 10:30 PM
5	Amenity space on property should include a space for livestock if the habitants would like. That would help the city to become a more sustainable place.	12/3/2020 8:47 PM
6	I have no concerns - allow additional residential units	12/3/2020 7:54 PM
7	Well kept exterior and property, noise and property use bylaws with meat.	12/3/2020 6:28 PM
8	temporary rentals - such as summer only. Many potential problems with this including noise, parking, increased traffic, items under tow needing parking (motorcycles, bikes, quads, boats, seadoos etc.)	12/3/2020 5:56 PM
9	what the the qualifications for getting one of these places would be	12/3/2020 4:31 PM
10	If Vancouver can efficiently allow 2nd units on residential lots, I suspect that Kenora can too. already lots of supplementary housing units in Lakeside. lots of room on lots for 2-3 "Granny suites".	12/3/2020 11:00 AM
11	environmental impact	12/3/2020 10:45 AM
12	access to public transportation, schools, daycare	12/3/2020 10:00 AM
13	Only the signed tenant(s) can live there	12/3/2020 12:49 AM
14	Need for large amenity space on property is reduced by easy access to public open spaces and natural areas	12/3/2020 12:16 AM
15	No more drug dealers!	12/2/2020 11:50 PM
16	Maintaining cleanliness of yards , sidewalks	12/2/2020 9:47 PM
17	Building to standards established by trade professions	12/2/2020 9:47 PM
18	overflow street parking. rentals should have at least 2 parking spaces per unit	12/2/2020 6:21 PM
19	Fire safety, noise, sight lines and occupancy use restrictions (e.g. ensuring new units aren't being added just to become Airbnb-style short term rental accommodations) should all be considered (	12/2/2020 5:19 PM
20	i have none	12/2/2020 5:00 PM
21	a process must be adopted where First Nation interests are protected and can move ahead outside a complaint based process. Under a complaint based process any First Nation development is subject to discriminating comments which allow the city to stone First Nation development	12/2/2020 3:40 PM
22	Would you want to live next door to this? Seriously.	12/2/2020 3:36 PM
23	decrease in property values of other property owners	12/2/2020 3:28 PM
24	Strict side yard compliance	12/2/2020 7:33 AM
25	No concerns. Just make it work	12/1/2020 10:41 PM
26	ZBL needs to encourage new stock	11/28/2020 10:12 AM
27	upkeep of properties. proper garbage disposal	11/24/2020 7:13 PM
28	no comment	11/23/2020 10:34 AM
29	Ruining neighbourhoods with the introduction of drug addicts and drug dealers	11/22/2020 3:11 PM

30	My only concern is housing people, this should be your only concern as well, not providing a space for property value grievances	11/22/2020 11:17 AM
31	Having a second dwelling allows for a tiny home rental	11/22/2020 11:00 AM
32	Crime rate in the area where these units may be built	11/22/2020 10:09 AM
33	Will there be guidelines on whether these can be rented out as AirBnB or whether they will be stricly for purchase to live-in, or long term rental units?	11/22/2020 9:07 AM
34	Would any additional units require separate water meters	11/21/2020 8:39 AM
35	No	11/20/2020 10:40 PM
36	none	11/20/2020 9:24 PM
37	Increased traffic flows	11/19/2020 6:32 PM
38	Too much clearing of trees etc and too much outside storage	11/19/2020 12:54 PM

### Q7 Do you think additional residential units should be allowed on lots outside of the Settlement Area (i.e. in the Rural Areas generally north of the by-pass)? Please check one.

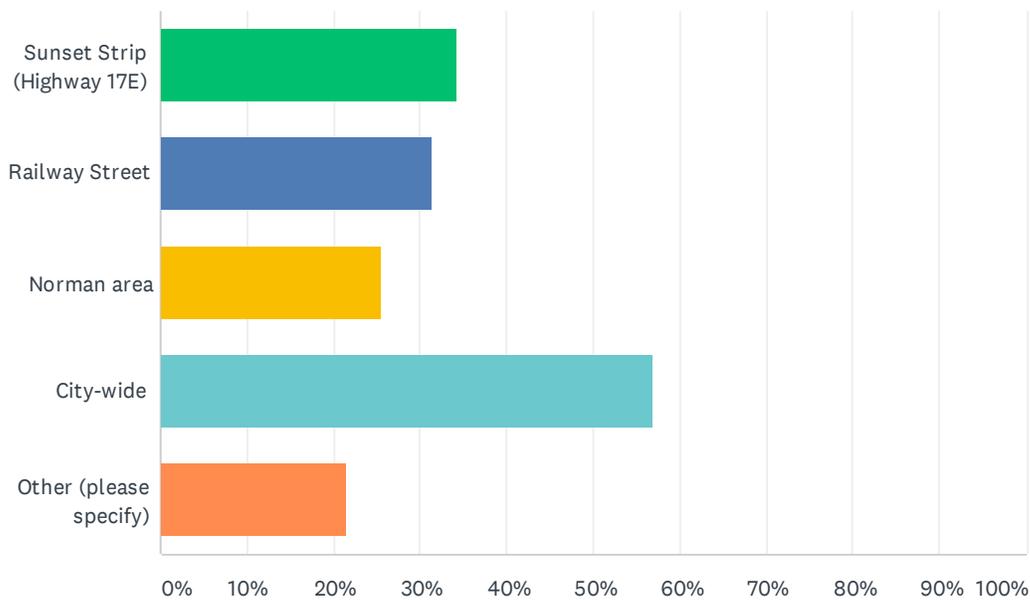
Answered: 187 Skipped: 22



ANSWER CHOICES	RESPONSES
Yes	68.98% 129
No	20.32% 38
Not sure	10.70% 20
<b>TOTAL</b>	<b>187</b>

**Q8 A Community Improvement Plan is a planning and economic development tool to promote community revitalization through beautification and attract investment in local businesses. Financial incentives such as grants are developed in Community Improvement Plans through public engagement. These Plans can also establish municipal projects for community improvement. The City currently has three Community Improvement Plans, all adopted in 2017: Harbourtown Centre Keewatin Former Mill Site Should the City expand the Community Improvement Plans to other areas? Please check all that apply.**

Answered: 172 Skipped: 37



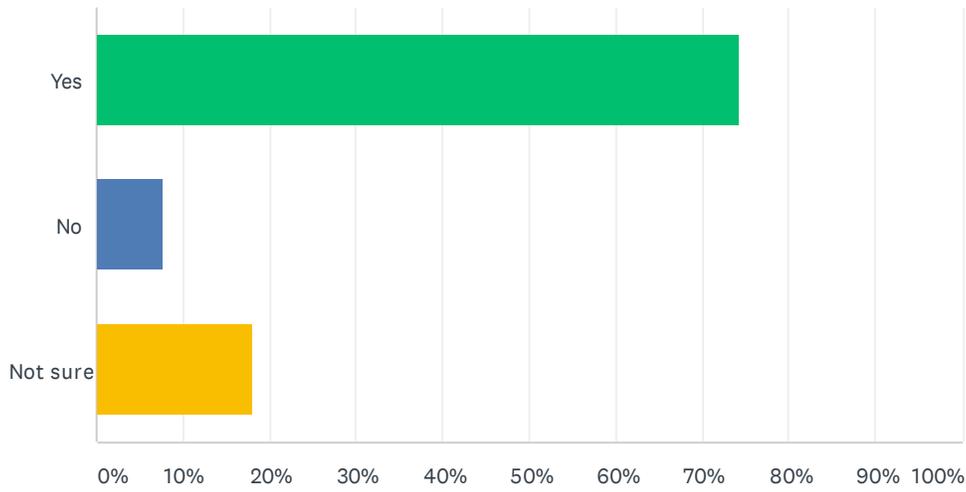
ANSWER CHOICES	RESPONSES	
Sunset Strip (Highway 17E)	34.30%	59
Railway Street	31.40%	54
Norman area	25.58%	44
City-wide	56.98%	98
Other (please specify)	21.51%	37
Total Respondents: 172		

#	OTHER (PLEASE SPECIFY)	DATE
1	There is so much vacant land within the city and outside the city. The City be be doing more to turn this land into usable housing.	12/3/2020 11:27 PM
2	All boat launches or expansion there of.	12/3/2020 8:13 PM
3	all of the above can work but resources cant get stretched too thin ie. budget/staff	12/3/2020 5:56 PM
4	Any location that an investor is interested in	12/3/2020 5:54 PM
5	Complete what the current focus is - then look at other options	12/3/2020 4:52 PM
6	not right now	12/3/2020 4:33 PM
7	Not sure	12/3/2020 3:30 PM
8	Rabbit lake and Round lake sidewalks	12/3/2020 3:28 PM
9	Very unattractive area is Highway 17W--often noted by visitors to Kenora.	12/3/2020 11:03 AM
10	round lake - partnership with T3 to make usable accessible park space / trails on the east (back) side of the lake	12/3/2020 10:51 AM
11	Wherever there are city services sewer/water	12/3/2020 9:26 AM
12	Into area low cost townhouses are falling to pieces and look terrible. Not sure how we can improve this area. We must improve downtown washroom services as it is absolutely unacceptable for people be urinating and dedicating behind buildings, in doorways and behind dumpsters. Our community leagues need City support, The can barely survive. The Kenricia needs to be renovated, It is an eyesore,	12/3/2020 12:59 AM
13	Spread smaller units and lower rental around city ,	12/2/2020 9:55 PM
14	I think 3 plans to prioritize is plenty	12/2/2020 6:23 PM
15	I think these areas are good.	12/2/2020 5:03 PM
16	The city needs to move away from protectionism attitude of non-native businesses and actually promote opportunity	12/2/2020 3:46 PM
17	I wish that the services for homelessness and addictions were not smack dab in the middle of downtown.	12/2/2020 3:41 PM
18	No suggestions	12/2/2020 3:33 PM
19	Keewatin is the gateway to Ontario and the city of Kenora. Get going and complete improvements "adopted".	12/2/2020 7:48 AM
20	The CIP incentives in the downtown core have been effective, but I haven't seen the same results from the others. Developers working in other areas of the community are not benefiting from these modest incentives	12/1/2020 10:44 PM
21	Jaffrey Melnick	11/30/2020 11:16 AM
22	No	11/29/2020 5:26 PM
23	x	11/28/2020 11:56 AM
24	no	11/28/2020 11:31 AM
25	Jeffrey Mallick	11/27/2020 8:24 PM
26	The mall is an eye sore. Something to make it fit how beautiful kenora and the upgrades around it	11/24/2020 2:27 PM
27	no opinion	11/23/2020 10:35 AM
28	Let investors propose business ideas and opportunities. Why does every level of government need to be involved.	11/22/2020 3:13 PM
29	Lets focus on improvements that benefit the local ecology and biodiversity, through riparian buffer zones along waterways, and more natural greenspaces.	11/22/2020 1:47 PM

30	No	11/22/2020 1:25 PM
31	Housing needs to happen before any "beautification"	11/22/2020 11:19 AM
32	Keewatin deserves some low rentals too	11/22/2020 10:12 AM
33	Our homeless population needs support, they are human beings !	11/22/2020 9:39 AM
34	None	11/21/2020 8:40 AM
35	Minto	11/20/2020 9:26 PM
36	You can't maintain what we have for infrastructure now, quit expanding it.	11/19/2020 6:35 PM
37	For specific affordable housing purposes	11/19/2020 12:55 PM

### Q9 Should the City encourage new and different forms of home-based business? Please check one.

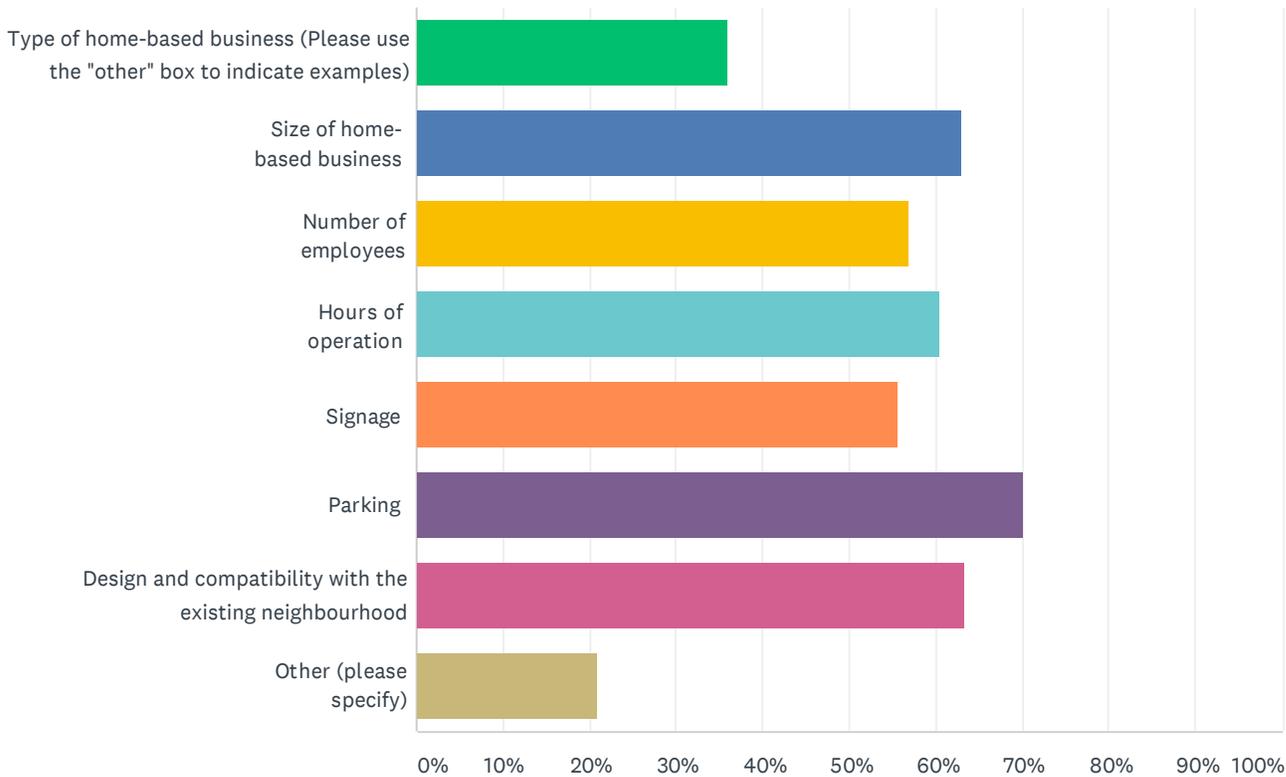
Answered: 183 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	74.32%	136
No	7.65%	14
Not sure	18.03%	33
TOTAL		183

### Q10 If yes, what are some considerations that could be addressed through Zoning By-law provisions? Please check all that apply.

Answered: 167 Skipped: 42



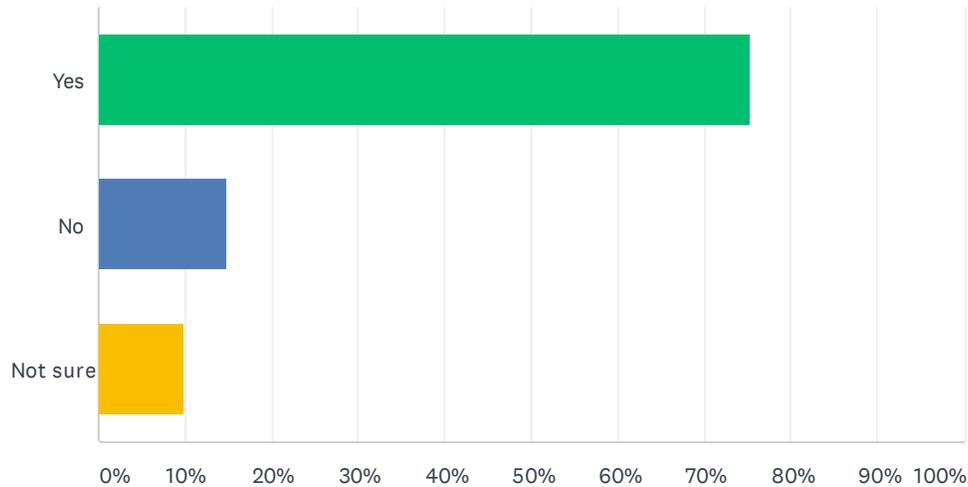
ANSWER CHOICES	RESPONSES	
Type of home-based business (Please use the "Other" box to indicate examples)	35.93%	60
Size of home-based business	62.87%	105
Number of employees	56.89%	95
Hours of operation	60.48%	101
Signage	55.69%	93
Parking	70.06%	117
Design and compatibility with the existing neighbourhood	63.47%	106
Other (please specify)	20.96%	35
Total Respondents: 167		

#	OTHER (PLEASE SPECIFY)	DATE
1	agricultural uses in existing residential	12/4/2020 1:00 AM
2	consider the impact of increased foot traffic and parking requirements on the neighbourhood	12/3/2020 10:46 PM
3	Low/zero chemical use. Low burning	12/3/2020 8:13 PM
4	cannabis sales and grow ops	12/3/2020 6:55 PM
5	Very risky, give people an inch they will take a mile. Combine that with 1-2 bylaw officers for the region, and as already exists, you have chaos. You need to strengthen bylaw enforcement before any progression can occur	12/3/2020 6:33 PM
6	you need every job you can get..but must not change the characteristics of the community..ie excessive traffic/customers /deliveries neighbourhood restaurants/pubs like in BC	12/3/2020 5:56 PM
7	Encourage digital economy opportunities - call centres - customer service hubs	12/3/2020 4:52 PM
8	Air bnb cooking classes woodworking and other workshop ideas	12/3/2020 3:30 PM
9	Not sure	12/3/2020 3:28 PM
10	There should be area designated for social service based businesses that does not represent our downtown core	12/3/2020 2:55 PM
11	making sure type of business is compatible with family neighborhoods (nothing that would result in appropriate signage or loud noise)	12/3/2020 1:48 PM
12	offensive to smell, sight, noise, etc.	12/3/2020 11:03 AM
13	environmental impact to guide all of the above	12/3/2020 10:51 AM
14	No retail because will cause congestion and commercial businesses should be in the downtown area	12/3/2020 9:26 AM
15	craft, cooking, sewing, etc.	12/3/2020 7:24 AM
16	noise, pollution, and trash management	12/3/2020 12:59 AM
17	Help the existing business's first.	12/2/2020 11:53 PM
18	I am not in favour of hone-base business.	12/2/2020 11:40 PM
19	Business yard based , not fair in residential area, eg used car lots ,	12/2/2020 9:55 PM
20	Doctors, hair stylists, dentists, mechanics	12/2/2020 9:50 PM
21	ensuring pets are not in the home if its a food business	12/2/2020 6:36 PM
22	A home based business has to be suitable to the property size, location and neighbourhood. So long as it isn't infringing on the rights, health and safety of others, I think this year has demonstrated both the need for and ability to accommodate a very wide variety of work-from-home and home-based business models.	12/2/2020 5:21 PM
23	current wording of the by-laws need to respect business development, under a climate of racial discrimination now being experienced in the planning department any First Nation organization or development will be subject to extra scrutiny	12/2/2020 3:46 PM
24	Should be taxed as any other bricks and mortar business is.	12/2/2020 3:41 PM
25	Post covid the costs associated with a brick and mortar office/store is going to be very unattainable for many. Limiting the restrictions around home based businesses will allow our community and those entrepreneurs to recover more quickly which is hugely important for our future... for keeping people in kenora...for ensuring we are a community that grows and thrives...	12/2/2020 3:36 PM
26	Please just find ways to make it work. These home based businesses often expand into the community once they have outgrown their personal space work.	12/1/2020 10:44 PM
27	The resident works remotely through IT; not something that would increase traffic to area.	12/1/2020 12:04 PM
28	Low traffic	11/30/2020 11:16 AM

29	That will not bring major disturbance to neighbourhood	11/29/2020 10:35 AM
30	none	11/28/2020 2:27 PM
31	Allow honey bees	11/27/2020 11:13 AM
32	We have to make better use of space; combining home and work saves space, reduces commutes and creates efficiencies; convert surplus work and retail space to apartments; reduce our footprint and save green space	11/24/2020 12:30 PM
33	Allowing for the honeybees to be allowed within the zoning area. They will beautify the area while creating a sustainable future and pollinate local flowers	11/23/2020 12:14 PM
34	I feel like none apply	11/22/2020 11:59 AM
35	Mainly on line Buisness I.e.low impact on neighbours	11/21/2020 1:41 AM

**Q11 Currently a home-based business is not permitted in an accessory structure. Should the City explore permitting them within accessory structures (i.e. a detached garage)? Please check one.**

Answered: 183 Skipped: 26



ANSWER CHOICES	RESPONSES
Yes	75.41% 138
No	14.75% 27
Not sure	9.84% 18
<b>TOTAL</b>	<b>183</b>

## Q12 If no, please specify why.

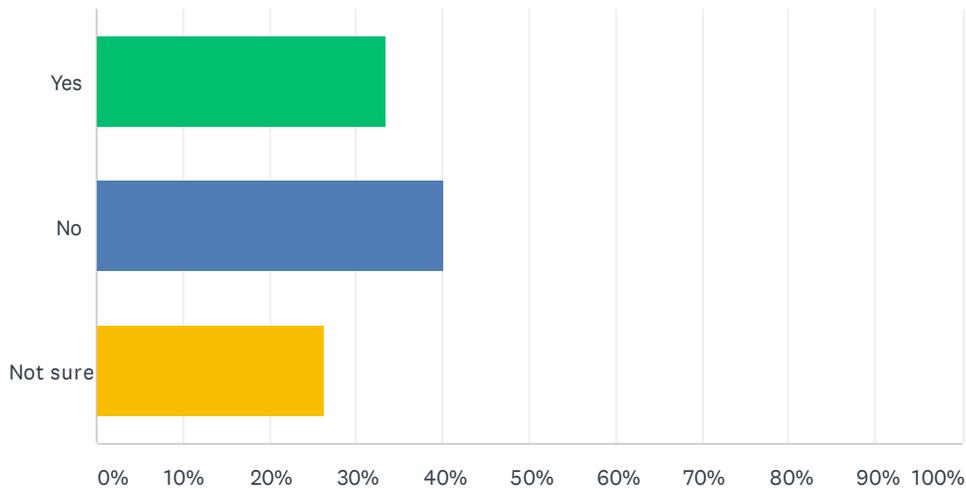
Answered: 32 Skipped: 177

#	RESPONSES	DATE
1	We have a home based business across the street that causes a lot of parking grief in the neighbourhood	12/3/2020 10:10 PM
2	You don't have enough resources now to ensure bylaw compliance, therefore you should not be looking at expanding or relaxing these provisions	12/3/2020 6:33 PM
3	Depending upon the business, ie making goods such as furniture yes you should have a separate space. But, if you are just making crafts then no	12/3/2020 3:18 PM
4	Not sure why. I just don't support it.	12/3/2020 3:02 PM
5	depends upon business type.	12/3/2020 10:53 AM
6	Because it would change the neighborhood depending on the size of the lot and the area	12/3/2020 9:26 AM
7	I see great potential for a very small business in a garage as long as parking, hours etc are considered.	12/3/2020 12:59 AM
8	Because it's not an answer to the current problems.	12/2/2020 11:53 PM
9	Business should be conducted in existing or new area zoned for business. I do not want businesses in residential neighbourhoods.	12/2/2020 11:40 PM
10	Home based business doe not have adequate parking and not good for athletics of a neighborhood	12/2/2020 10:13 PM
11	End up spilling into yard and impacts value of adjacent neighbors who bought into residential family homes	12/2/2020 9:55 PM
12	Qualified no based on the requirements of building the physical building and whether we would be encouraging businesses to abandon downtown premises	12/2/2020 9:50 PM
13	Residential means a dwelling of where one lives. It doesn't mean a place to run a business.	12/2/2020 9:00 PM
14	There is currently not enough monitoring or people turning a blind eye to home businesses, there is a different standard being applied to home business - less stringent	12/2/2020 6:36 PM
15	Taxes. Many people are opting out of leasing spaces because they can peddle their wares online. These people should be taxed as any other businesses are.	12/2/2020 3:41 PM
16	I can't understand why the city would not allow someone to operate out of an accessory strucutre??? We need to support the entrepreneurs that are the backbone of our community in any way we can after Covid. We should limit any and all restrictions unless there is serious justification for why we aren't...	12/2/2020 3:36 PM
17	You need to concentrate on your failing economy, your current vacant downtown lots,empty retail and industrial spaces that occupy the city limits. Pushing businesses into residential areas doesn't help your core areas. Thriving businesses employ city residents who pay taxes and support the other businesses in the area. Residential areas with poor parking and lacking adequate sidewalks do not need an influx of vehicles frequenting businesses in their neighborhood.	12/2/2020 7:48 AM
18	The wider ramifications should be considered: 1. Income tax evasion - are you promoting a cash based business? 2. Small business erosion - are you harming small businesses such as the local garage, convenience store, etc? 3. Alternative ideas - could a central shared space create more of a market idea and utilize space more efficiently? 4. Impact on neighbourhood - what about noise and increased traffic to the area? 5. Health and Safety - how are these businesses going to be monitored to ensure they are enviornmentally safe and following H&S regulations that a business is required to? See point #2 6. Impact on city center - what rent a retail space downtown if you can operate out of your garage? Thus turning main st and 2nd st into a ghost town?	12/1/2020 12:04 PM
19	It means the business should expand to a separate location and it not desirable for neighbors.	11/30/2020 11:16 AM
20	Annoying	11/29/2020 5:26 PM
21	Impact on nieghbours	11/28/2020 2:27 PM
22	x	11/28/2020 11:56 AM

23	Be consistent	11/28/2020 11:31 AM
24	Depends what type of home business.	11/26/2020 6:29 PM
25	May not meet building code for fire separations. Occupancy permit challenges	11/24/2020 7:16 PM
26	We should be promoting and encouraging businesses to establish in the Harbourtown Centre. Efforts should be focused on providing support (parking, etc. ) to support downtown businesses. Businesses should be encouraged and directed into the business core (Harbourtown Centre) of the City and residential areas should remain residential. This will help to build and sustain a thriving downtown while reducing conflict in residential areas of the City.	11/22/2020 6:55 PM
27	Could lead to multiple buildings on residential lots.	11/22/2020 4:27 PM
28	Yes yes yes	11/22/2020 1:47 PM
29	Weakens commercial areas	11/22/2020 1:25 PM
30	Creates problems in what should remain as homes. The place people go to get away from their jobs	11/19/2020 6:35 PM
31	Parking,privacy,noise,lights	11/19/2020 3:42 PM
32	Yes but with adequate parking and not retail	11/19/2020 12:55 PM

**Q13** The Zoning By-law currently restricts the building height in most residential zones. For example, 11.0 m in the General Commercial Zone (GC) and 10.0 m in the Local Commercial Zone (LC), as well as most residential zones. In an effort to ensure the built form does not dominate the waterfront, should the City permit greater building heights with less lot coverage (i.e. taller and narrower buildings) to preserve critical views to and from the water? Please check one.

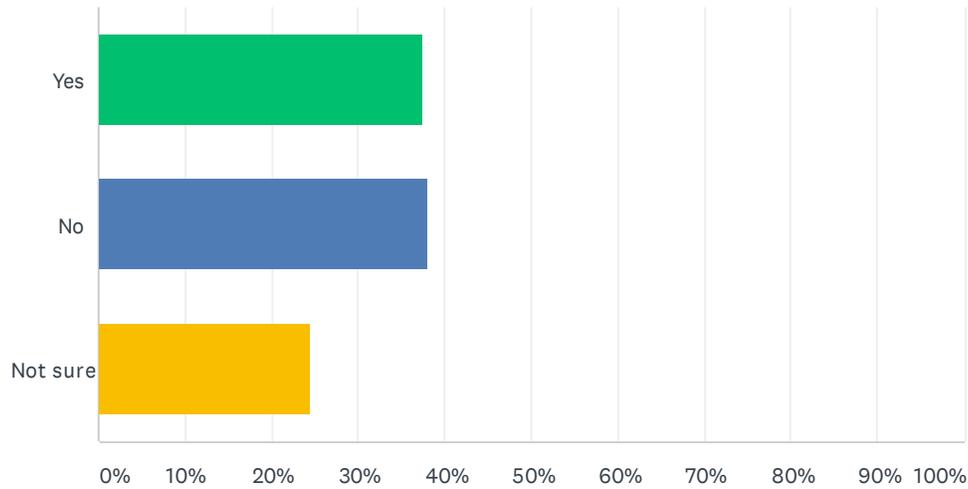
Answered: 179 Skipped: 30



ANSWER CHOICES		RESPONSES	
Yes		33.52%	60
No		40.22%	72
Not sure		26.26%	47
TOTAL			179

**Q14 The Zoning By-law currently identifies a maximum accessory structure (i.e. garages, boathouse) height of 7.0 m. Should this be reduced for waterfront developments? Please check one.**

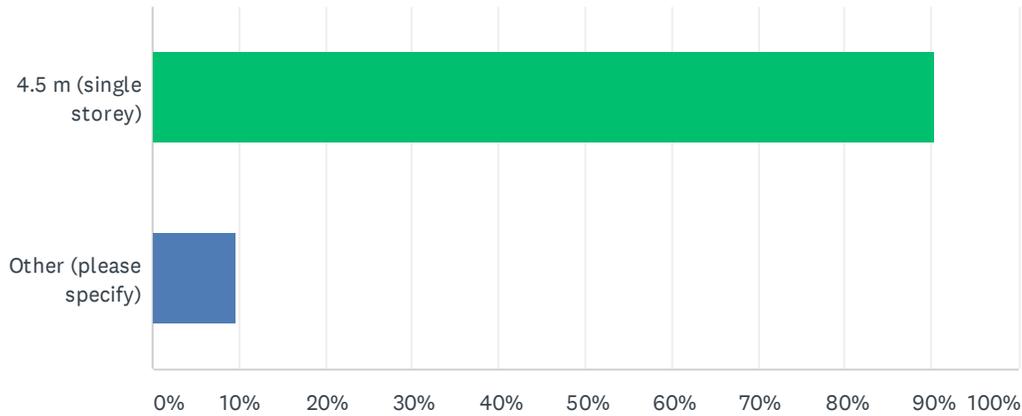
Answered: 179 Skipped: 30



ANSWER CHOICES	RESPONSES
Yes	37.43% 67
No	37.99% 68
Not sure	24.58% 44
<b>TOTAL</b>	<b>179</b>

### Q15 If yes, what should be the maximum? Please check one.

Answered: 83 Skipped: 126

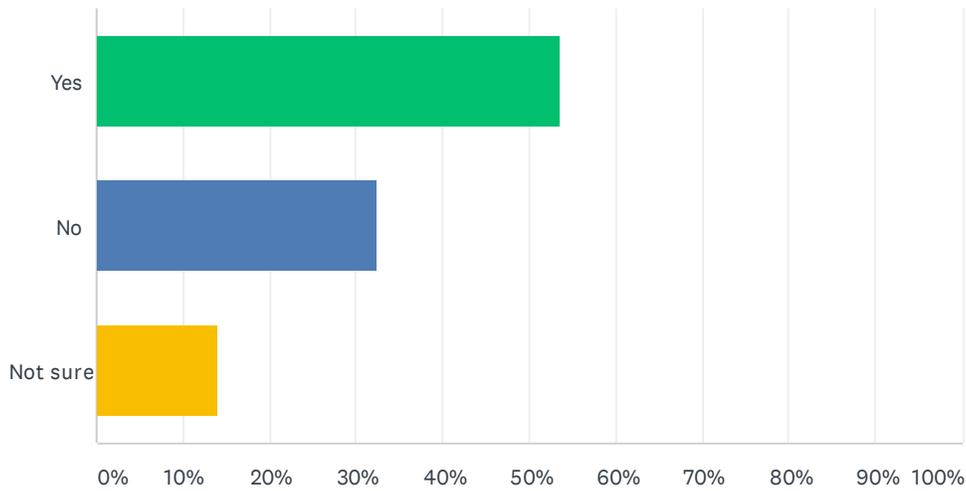


ANSWER CHOICES	RESPONSES	
4.5 m (single storey)	90.36%	75
Other (please specify)	9.64%	8
<b>TOTAL</b>		<b>83</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not change	12/3/2020 8:00 PM
2	keep the same	12/3/2020 5:57 PM
3	10 m	12/3/2020 3:07 PM
4	2 story	12/2/2020 7:18 PM
5	to meet the owner needs	12/2/2020 3:49 PM
6	7.0m/roughly 2 stories seems fair especially in relation to GC/LC height allowance	12/2/2020 3:43 PM
7	5 m	11/30/2020 11:21 AM
8	not sure	11/24/2020 12:32 PM

**Q16 The Zoning By-law currently permits one or all of the following accessory buildings / structures on waterfront properties: an accessory building or structure shall not exceed 80 m<sup>2</sup> in size. boat port; boathouse (except in the Black Sturgeon Lake [Restricted Development Area] Zone); dock; gazebo/picnic shelter; pump house; sauna; shoreline deck; and storage building; Again, considering the preservation of views and ensuring that the built form does not dominate the shoreline, should the City look at limiting these? Please check one.**

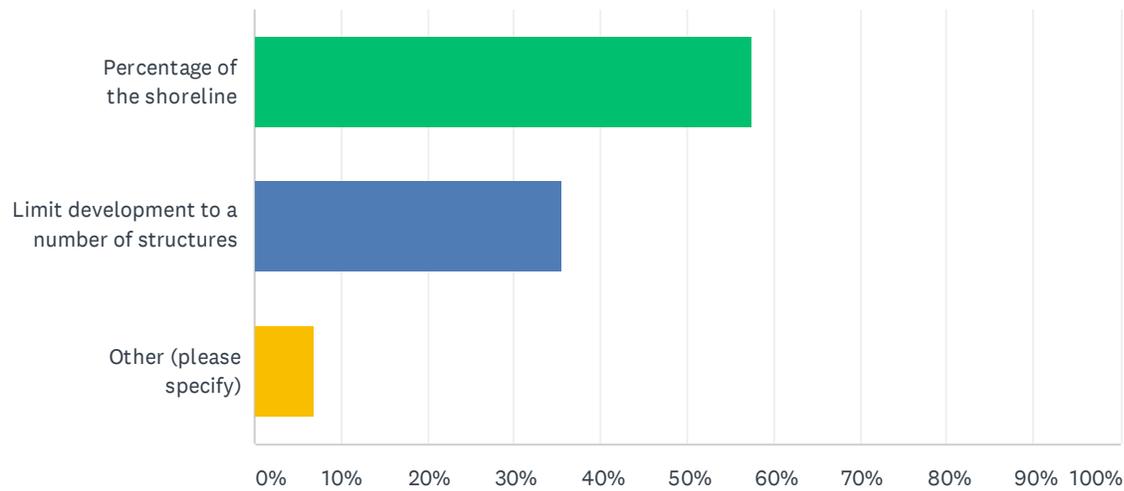
Answered: 179 Skipped: 30



ANSWER CHOICES	RESPONSES	
Yes	53.63%	96
No	32.40%	58
Not sure	13.97%	25
<b>TOTAL</b>		<b>179</b>

### Q17 If yes, should there be a limit on shoreline coverage? Please check all that apply.

Answered: 132 Skipped: 77

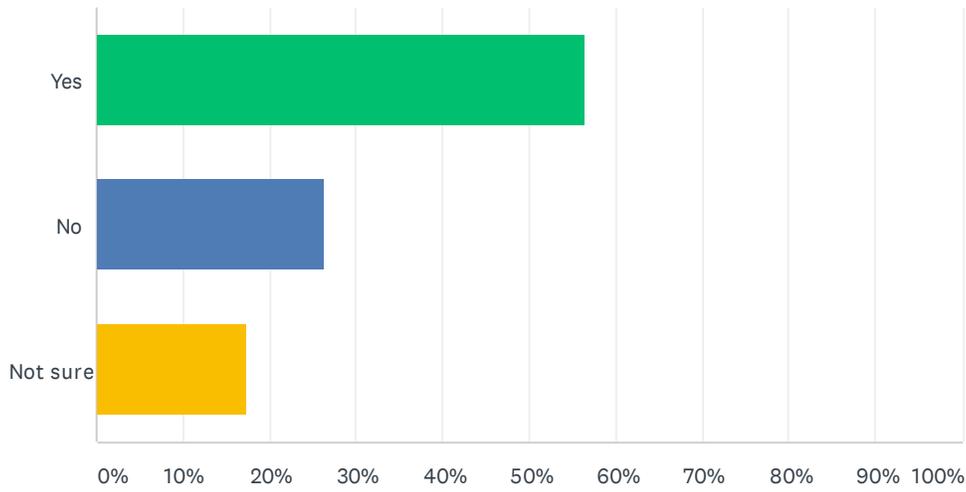


ANSWER CHOICES	RESPONSES	
Percentage of the shoreline	57.58%	76
Limit development to a number of structures	35.61%	47
Other (please specify)	6.82%	9
<b>TOTAL</b>		<b>132</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	both	12/3/2020 6:03 PM
2	No, except in areas of known environmental sensitivity	12/3/2020 3:07 PM
3	All it the above!	12/2/2020 11:56 PM
4	Maintain waterfront height no higher than existing buildings . Percentage of shoreline clear and accessible as green space	12/2/2020 10:04 PM
5	Balance tourism needs and city beautification against roi.	12/2/2020 9:53 PM
6	Part of the consideration around shorelines also has to take into account ecological impacts of development near the shoreline. It's not just about views and sightlines, but also about how build surfaces alter runoff and nutrient loading into the lake, for example. I don't think there's a blanket fixed percentage metric that can be applied to guarantee shoreline health. Rather, we should be looking at setbacks from riparian zones altogether, and allowing only those developments that are absolutely necessary for required functions along a shoreline. In addition to preserving the ecological integrity of the shoreline areas, there are also solid reasons related to climate change that should require the City to modify its guidance around shoreline (and even broader) development. For example, flood risk (e.g. 2014-style) is exacerbated for our region as the climate is changing and structures that previously might have incurred damage once in a hundred years now might see unpredictable catastrophic impacts on a far more frequent scale. The ways we develop and preserve shorelines and riparian areas can go a long way to mitigating and minimizing flood damage risks.	12/2/2020 5:33 PM
7	Not sure..	12/2/2020 3:43 PM
8	not sure. need an expert to advise.	11/24/2020 12:32 PM
9	Consideration needs to be given to the natural habitats of shoreline regions, so development should be curtailed to preserve biodiversity in and on the water.	11/22/2020 1:52 PM

### Q18 Should the City be flexible on parking requirements for development on the waterfront? Please check one.

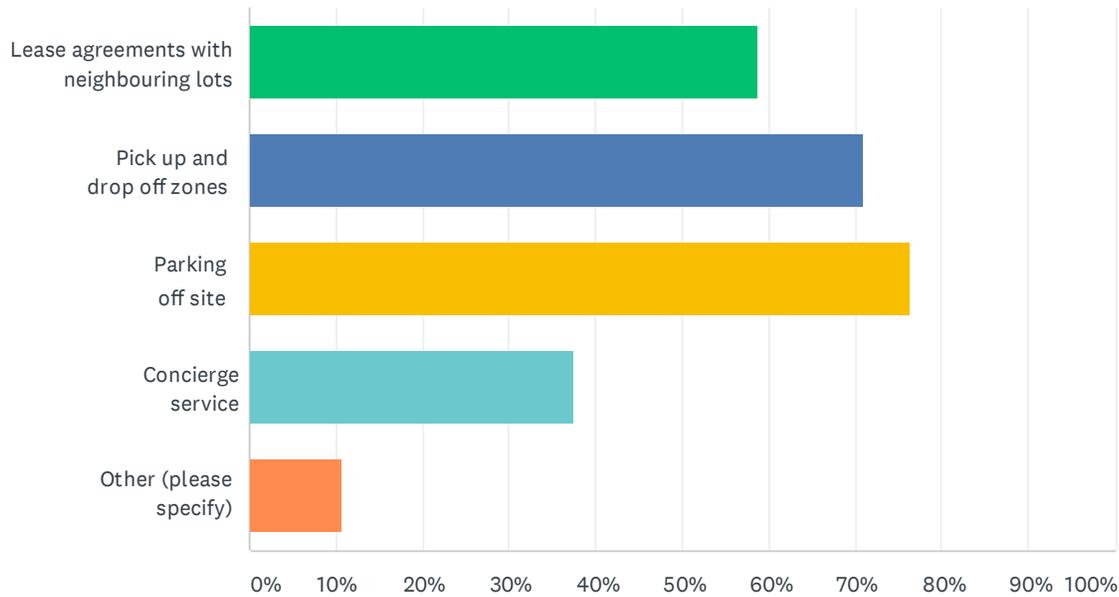
Answered: 179 Skipped: 30



ANSWER CHOICES	RESPONSES	
Yes	56.42%	101
No	26.26%	47
Not sure	17.32%	31
TOTAL		179

### Q19 If yes, which of the following options should be considered? Please check all that apply

Answered: 131 Skipped: 78

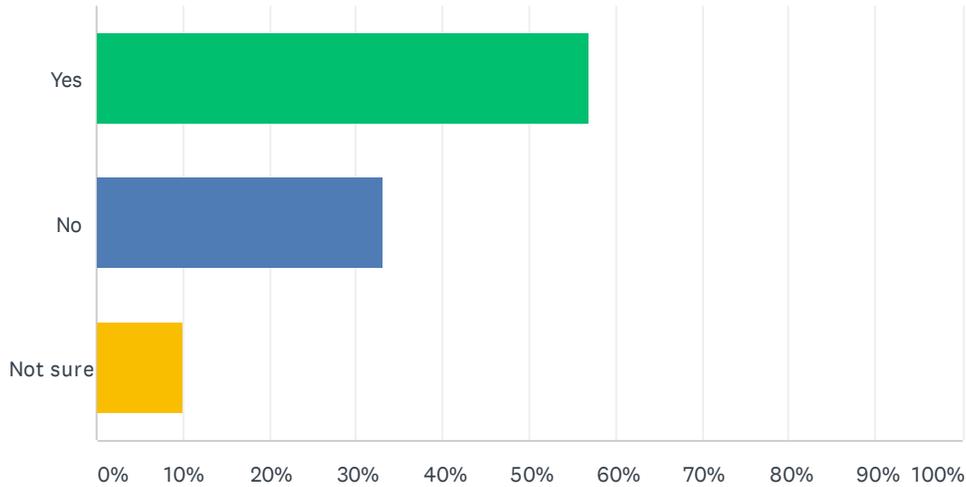


ANSWER CHOICES	RESPONSES	
Lease agreements with neighbouring lots	58.78%	77
Pick up and drop off zones	70.99%	93
Parking off site	76.34%	100
Concierge service	37.40%	49
Other (please specify)	10.69%	14
Total Respondents: 131		

#	OTHER (PLEASE SPECIFY)	DATE
1	Walking/biking only, rickshaws bringing people in.	12/4/2020 1:25 AM
2	Get rid of parking along the waterfront	12/4/2020 12:07 AM
3	Tear down old garbage buildings close by.	12/3/2020 8:15 PM
4	any mix of the above to make it happen.....	12/3/2020 5:59 PM
5	New technologies	12/3/2020 5:57 PM
6	Let the renter owner buyer figure this out	12/3/2020 3:32 PM
7	underground parking	12/3/2020 9:41 AM
8	Less parking is required if use of public transit is encouraged	12/2/2020 11:42 PM
9	Shuttle from parking area outside of town	12/2/2020 10:04 PM
10	We should also be mindful that the future of transportation 20 years from now could look very, very different from recent and current norms. The trend in vehicle ownership across the country is that younger people are not necessarily buying their own family vehicle. Car share programs, ride shares, and the emergence of autonomous self-driving car technologies, coupled with a fleet shift to zero-emission (mostly electric) passenger vehicles means that transportation infrastructure demands are going to change quite dramatically within the next two decades. For instance, where family or single-owner vehicles are still in use, by 2040 internal combustion engine vehicles will no longer be sold in Canada and the vehicles in use will likely require a place to plug in and charge while stationary. This means that looking at centralized charging lots with concierge or shuttle service might become the norm. We shouldn't be privileging cars with the most prime real estate in the community. We should be aiming for active and public transport solutions as much as possible.	12/2/2020 5:33 PM
11	not sure	12/2/2020 3:43 PM
12	Promote biking..	12/1/2020 11:19 PM
13	Ok	11/30/2020 10:21 AM
14	none	11/28/2020 2:29 PM

### Q20 Do you think urban agriculture related uses (such as the keeping of chickens, bee keeping) should be permitted in zones other than Rural and Rural Residential Zones, on properties less than 2.0 ha in size within the City?

Answered: 179 Skipped: 30



ANSWER CHOICES	RESPONSES
Yes	56.98% 102
No	32.96% 59
Not sure	10.06% 18
<b>TOTAL</b>	<b>179</b>

**Q21 If yes, in addition to chickens and bees which other types of animals should also be considered? Please specify.**

Answered: 75 Skipped: 134

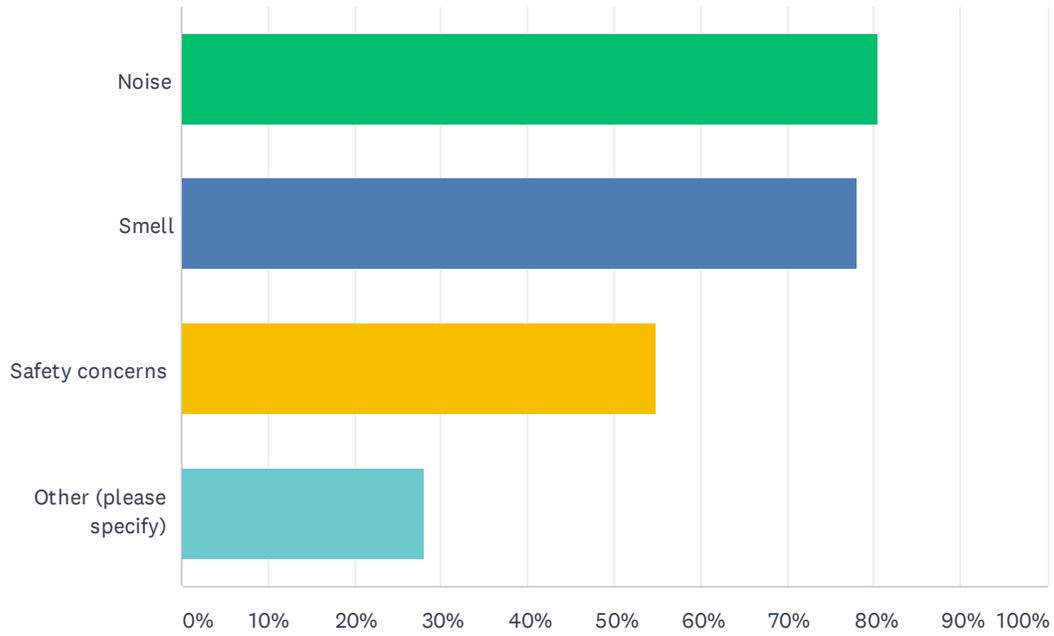
#	RESPONSES	DATE
1	Quails and guinea fowl, other poultry type birds.	12/4/2020 1:27 AM
2	Smaller farm animals that make great pets like goats for example.	12/4/2020 12:15 AM
3	just bees and chickens.	12/3/2020 11:31 PM
4	Goats	12/3/2020 11:00 PM
5	Turkeys, muscovy duck	12/3/2020 10:51 PM
6	Cannot say without research	12/3/2020 10:35 PM
7	Ducks, rabbits, and goats.	12/3/2020 9:00 PM
8	No chickens, yes to bees. No other livestock.	12/3/2020 8:17 PM
9	anything smaller than a deer :-)	12/3/2020 6:58 PM
10	There should be restrictions on the number of bee skeps and the number of chickens. All livestock should be limited depending on available undeveloped land.	12/3/2020 6:06 PM
11	goats	12/3/2020 6:03 PM
12	foul-smelling, large methane-producing animals, birds that fly over other properties	12/3/2020 6:00 PM
13	i said not sure cause you can't limp all animals into one category chicken and bees are two completely different things and need different zoning	12/3/2020 4:36 PM
14	Chickens and bees are a good start	12/3/2020 3:33 PM
15	Turkeys, Rabbits, Pigs	12/3/2020 3:19 PM
16	no others	12/3/2020 1:31 PM
17	Goats	12/3/2020 11:13 AM
18	2 cows, 2 goats, 1 horse--consider future food needs, special diets	12/3/2020 11:08 AM
19	N/A	12/3/2020 10:57 AM
20	Other species of fowl, e.g., quail. Other species could be considered; seek advice.	12/3/2020 10:36 AM
21	Waterfowl, turkeys	12/3/2020 10:27 AM
22	Ducks, Geese, Miniature Goats, Alpaca	12/3/2020 10:15 AM
23	Turkeys, geese, ducks Not goats	12/3/2020 10:07 AM
24	goats	12/3/2020 10:03 AM
25	Just bees and chickens.	12/3/2020 9:14 AM
26	Not sure. Don't know what kinds of animals would tolerate the cold	12/3/2020 9:00 AM
27	Domestic pets	12/3/2020 8:54 AM
28	No other	12/3/2020 7:59 AM
29	goat, cow	12/3/2020 1:04 AM
30	Just chickens and bees.	12/2/2020 11:58 PM
31	Quails, or does that count as a chicken?	12/2/2020 11:23 PM
32	Goats	12/2/2020 9:59 PM
33	Goats	12/2/2020 9:58 PM
34	Any except equine, bovine or ovine	12/2/2020 9:56 PM
35	DUCKS, QUAIL. i think the key to success is clear rules and a means to enforce. We have a wildlife feeding bylaw that is never enforced	12/2/2020 7:00 PM

36	only if in rural kenora	12/2/2020 6:38 PM
37	Rabbits, other poultry. Note that while I support this, bylaws will need to be drafted respecting animal welfare, consequences for animal cruelty, appropriate husbandry techniques, and restrictions on noise, smell, etc that could make urban animal husbandry objectionable to some. Properly maintained urban animal husbandry operations do not increase wildlife predation risks, do not create unsightly, smelly or noisy problems. They do increase food security, mental and physical health, and overall sustainability for the community. I strongly support any efforts to boost local food security and food resilience in town.	12/2/2020 5:36 PM
38	N/A	12/2/2020 3:43 PM
39	Goats	12/1/2020 11:30 PM
40	Goats	11/30/2020 12:26 AM
41	Small farm animals in limited numbers	11/29/2020 10:35 PM
42	none	11/28/2020 2:30 PM
43	rabbits	11/28/2020 10:19 AM
44	Small animals, no large	11/28/2020 9:43 AM
45	Goats, rabbits	11/28/2020 9:38 AM
46	Goats, rabbits.	11/28/2020 9:29 AM
47	none	11/27/2020 8:24 PM
48	n/a	11/27/2020 2:49 PM
49	Goats	11/26/2020 8:51 PM
50	Goats, Pigs, Ducks	11/24/2020 7:55 PM
51	N/a	11/24/2020 6:40 PM
52	Turkey, ducks, geese	11/24/2020 2:31 PM
53	horses; small goats; ducks and other fowl and poultry; rabbits; all for mental health and/or food sovereignty	11/24/2020 12:34 PM
54	Should be allowed to have honeybees as they're regulated through OMAFRA. Chickens and other farm animals will make noises that can disturb working families, so just take out bee keeping from the current By-law	11/23/2020 12:18 PM
55	non polluting	11/23/2020 10:37 AM
56	None.	11/22/2020 7:03 PM
57	Chickens and bees	11/22/2020 3:15 PM
58	Goats, pigs, and other types of fowl	11/22/2020 1:53 PM
59	Not sure	11/22/2020 12:04 PM
60	Whatever they have the ability to care for	11/22/2020 11:23 AM
61	Guinea Fowl, small animals that can be used to support families with food security	11/22/2020 11:04 AM
62	bees	11/22/2020 10:15 AM
63	Ducks	11/22/2020 10:08 AM
64	Muscovy Ducks Quail Turkeys Red wiggler worms	11/22/2020 9:56 AM
65	goats, sheep But No roosters	11/22/2020 9:44 AM
66	All poultry related animals.	11/21/2020 9:49 AM
67	Meat rabbits.	11/20/2020 10:46 PM
68	Other birds	11/20/2020 10:25 PM

69	None...I think chickens in RU and RR, bees are okay in R1, R2, R3.	11/20/2020 10:14 PM
70	Rabbits	11/20/2020 9:30 PM
71	None	11/19/2020 7:02 PM
72	Cows, horses, goats. Farm animals	11/19/2020 4:56 PM
73	pigs and goats	11/19/2020 1:30 PM
74	I think it has to depend on how many residential units are on the property. The whole back yard can't be taken up with bees or animals if there are two or three residences on the property as an example.	11/19/2020 12:59 PM
75	Rabbit	11/19/2020 11:48 AM

### Q22 If no, why not? Please select all that apply.

Answered: 82 Skipped: 127

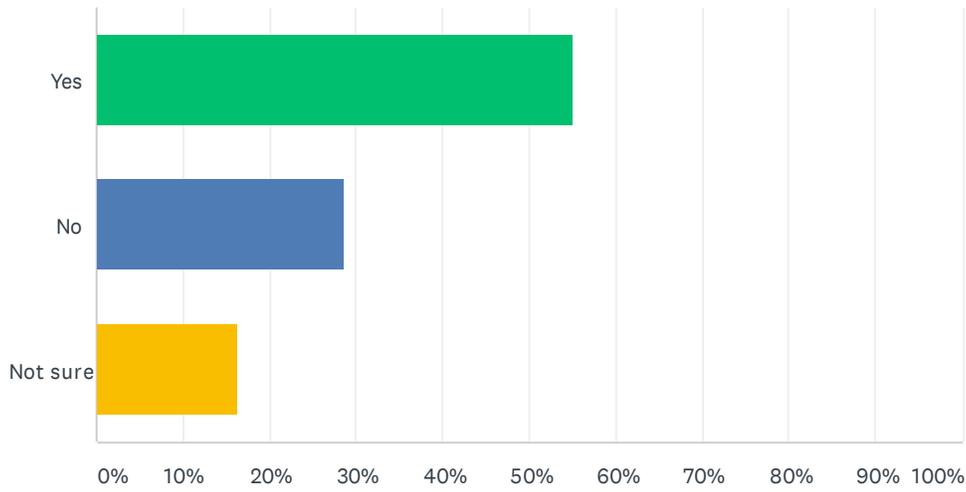


ANSWER CHOICES	RESPONSES	
Noise	80.49%	66
Smell	78.05%	64
Safety concerns	54.88%	45
Other (please specify)	28.05%	23
Total Respondents: 82		

#	OTHER (PLEASE SPECIFY)	DATE
1	Small space-ethical reason	12/3/2020 8:17 PM
2	Ensure property is decent size to support	12/3/2020 8:02 PM
3	Not aesthetically pleasing for urban development/tourism	12/3/2020 6:00 PM
4	let's keep farming in rural areas - encourage that development	12/3/2020 4:54 PM
5	Does not conform to design or function of certain neighbourhoods	12/3/2020 3:08 PM
6	Even yes--these issues need to be considered.	12/3/2020 11:08 AM
7	animal welfare	12/3/2020 10:57 AM
8	Know the difference between wild bees (endangered) and honey bees (not threatened and a risk to wild bees)	12/3/2020 10:02 AM
9	Would affect the enjoyment of neighbours on their own property	12/3/2020 9:33 AM
10	people must use common sense and be responsible.	12/3/2020 12:36 AM
11	undesirable effects on wild bees, increased predator animals for chickens	12/2/2020 11:44 PM
12	People that want these won't be able to afford proper accommodations	12/2/2020 7:22 PM
13	due to size of lots and people with allergies this could be dangerous	12/2/2020 5:08 PM
14	Roosters need to be off the table as they are very noisy.	12/2/2020 3:45 PM
15	Raising animals is not the desired use of land within City limits. Higher density housing should be the focus.	12/1/2020 12:07 PM
16	Not compatible	11/30/2020 11:23 AM
17	waste disposal; visual appeal	11/28/2020 8:49 PM
18	Y put chickens and bees in the same category. They are different in many way .chickens are noisy bees are not	11/27/2020 11:16 AM
19	directly affects neighbours liveability and property value	11/24/2020 7:21 PM
20	no concerns if people are taught to do it well	11/24/2020 12:34 PM
21	attracts unwanted wildlife - bears, wolves, skunks	11/23/2020 7:55 AM
22	Spread of disease.	11/22/2020 7:03 PM
23	Not conducive with an urban environment	11/21/2020 1:52 AM

### Q23 Within the Harbourtown Centre should minimum parking requirements apply to new development? Please check one.

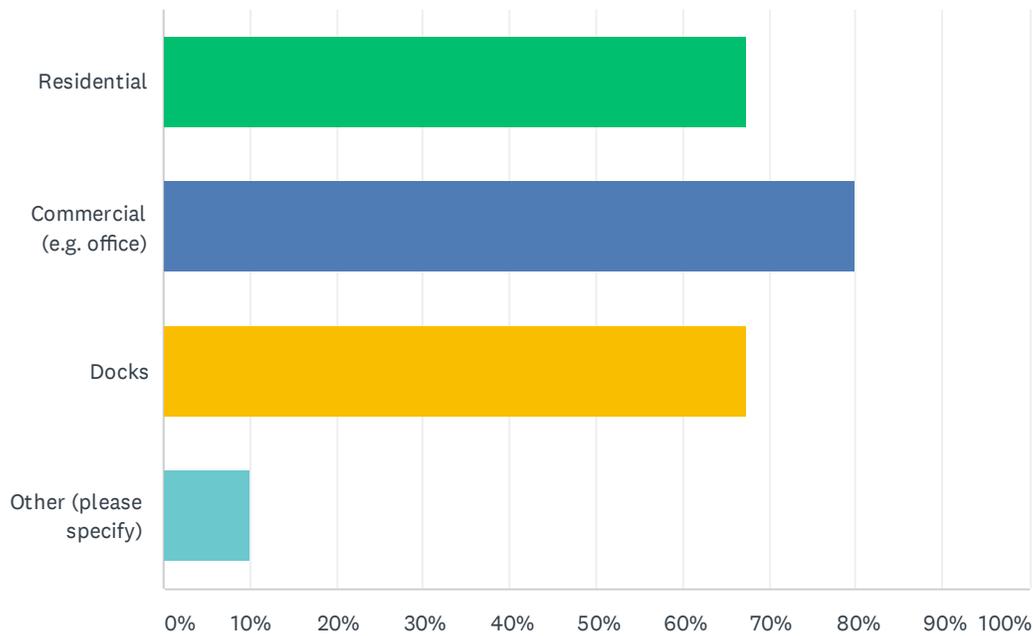
Answered: 178 Skipped: 31



ANSWER CHOICES	RESPONSES
Yes	55.06% 98
No	28.65% 51
Not sure	16.29% 29
TOTAL	178

### Q24 If yes, which types of new development should they apply to? Please select all that apply.

Answered: 110 Skipped: 99

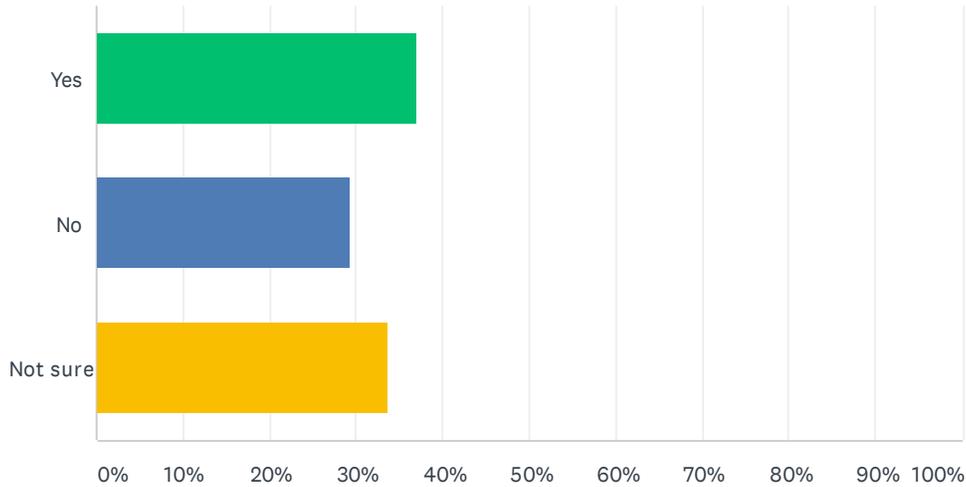


ANSWER CHOICES	RESPONSES	
Residential	67.27%	74
Commercial (e.g. office)	80.00%	88
Docks	67.27%	74
Other (please specify)	10.00%	11
Total Respondents: 110		

#	OTHER (PLEASE SPECIFY)	DATE
1	Move away from such car centric thinking! Stop designing our city for and around cars. Bike racks for bike parking and walkable cities, rent a bike programs, etc. Is where it's at.	12/4/2020 1:31 AM
2	the vehicles have to go somewhere...tourists drive but why are we still parking on the prime waterfront area by the MS Kenora...locals have to learn to park and walk more than one minute...me included	12/3/2020 6:03 PM
3	anything. parking is already an issue - do not add anything that requires parking unless it comes with parking	12/3/2020 10:59 AM
4	Public transit could go a long way in eliminating the need for parking	12/2/2020 11:45 PM
5	Low level parking garage erection should be considered	12/2/2020 9:57 PM
6	First nation development opportunity	12/2/2020 3:51 PM
7	Selected No	12/2/2020 3:44 PM
8	Commuting into work or for shopping via alternative forms of transportation should be encouraged rather than ensuring we have enough parking spots. More frequent busses, bike lanes, etc. rather than everyone driving 1 person / car.	12/1/2020 12:10 PM
9	not sure; need expert opinions	11/24/2020 12:35 PM
10	Residential only, NOT COMMERCIAL	11/22/2020 1:34 PM
11	Not sure	11/22/2020 12:05 PM

Q25 Boat Slips are currently defined as:“A single parking space for a boat or other marine vessel, forming part of a dock, boathouse, boat port or other mooring facility.”Should boat slips be allowed to replace required vehicle parking stalls? Please check one.

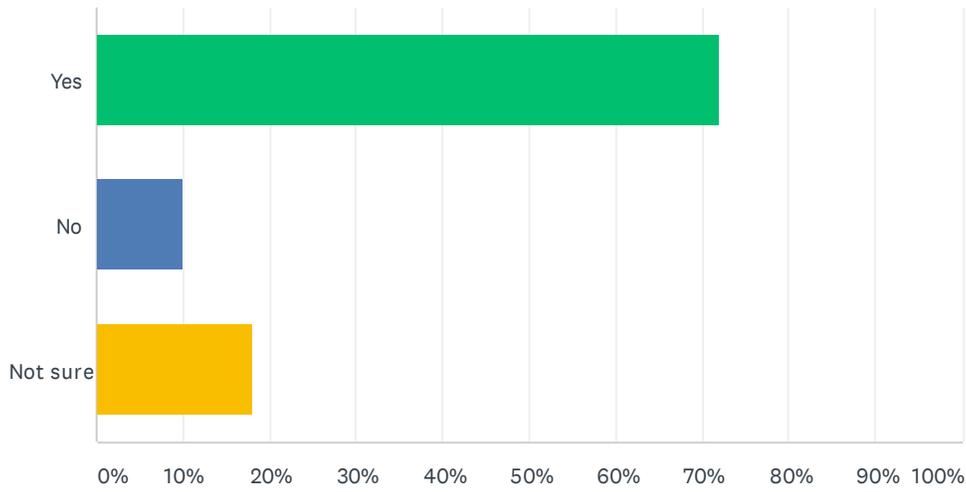
Answered: 178 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	37.08%	66
No	29.21%	52
Not sure	33.71%	60
TOTAL		178

### Q26 Do you think pick-up/drop-off zones should be permitted as an alternative to onsite parking stalls? Please check one

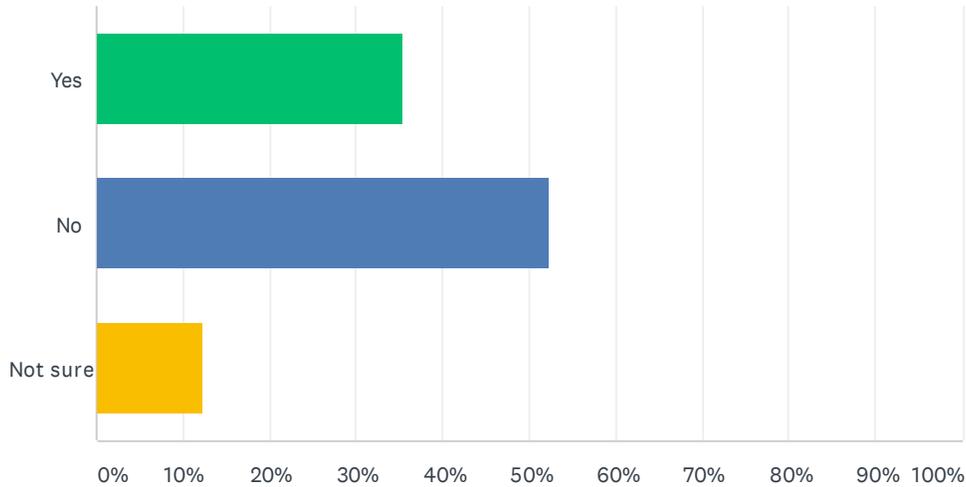
Answered: 178 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	71.91%	128
No	10.11%	18
Not sure	17.98%	32
TOTAL		178

**Q27 Short-term accommodations are private rental accommodations for the traveling public, generally for stays of less than 30 days. These are commonly listed by the property owner through websites and mobile apps like Airbnb and HomeAway but do not include hotels, motels or bed and breakfast accommodations. Do you consider short-term accommodations to be a concern in the City?**

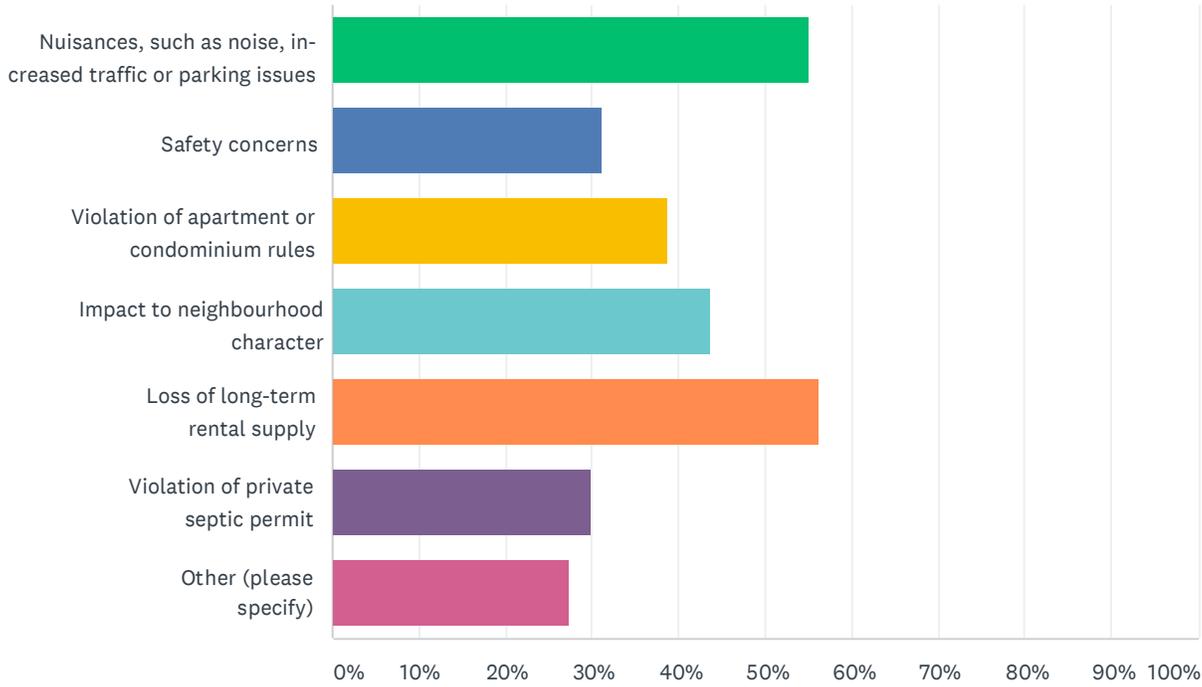
Answered: 178 Skipped: 31



ANSWER CHOICES	RESPONSES
Yes	35.39% 63
No	52.25% 93
Not sure	12.36% 22
<b>TOTAL</b>	<b>178</b>

### Q28 If yes, why? Please select all that apply.

Answered: 80 Skipped: 129

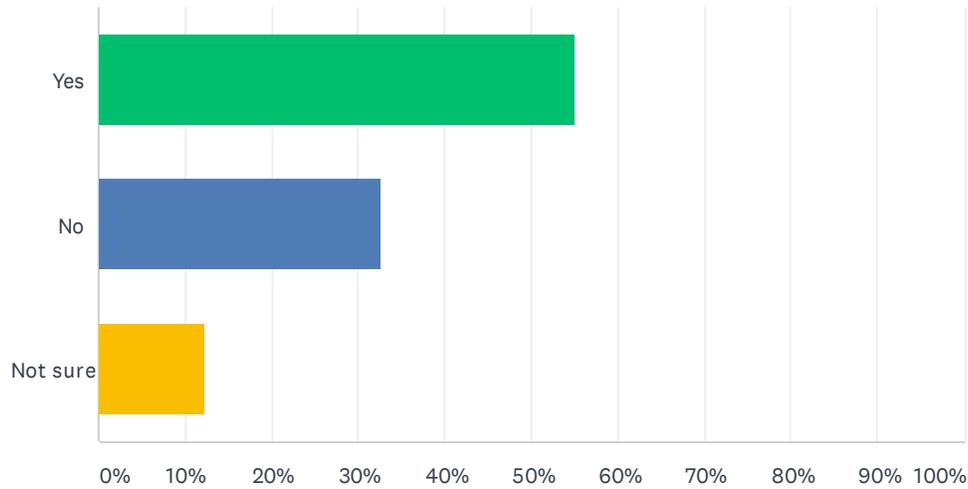


ANSWER CHOICES	RESPONSES	
Nuisances, such as noise, increased traffic or parking issues	55.00%	44
Safety concerns	31.25%	25
Violation of apartment or condominium rules	38.75%	31
Impacts to neighbourhood character	43.75%	35
Loss of long-term rental supply	56.25%	45
Violation of private septic permit	30.00%	24
Other (please specify)	27.50%	22
Total Respondents: 80		

#	OTHER (PLEASE SPECIFY)	DATE
1	Drastic shortage of places to rent in town. This means one more person on the street. Need to maximize available rentals in kenora over the next few years until more seniors and low income housing is built.	12/4/2020 1:34 AM
2	they are needed but not at the expense of locals and altering commuity character	12/3/2020 6:05 PM
3	Loss of MAT Tax, likelihood it is not being reported and remitted	12/3/2020 3:09 PM
4	It's a bad time right now. I wouldn't feel comfortable having transient/temporary people living nearby. Too many people don't play by the rules if they are short timers.	12/3/2020 12:03 AM
5	Many of these listings are only describing themselves as such for tax benefits.	12/2/2020 11:46 PM
6	Store camper trailers,RVs, multiple derelict vehicles	12/2/2020 10:13 PM
7	I am not currently aware of whether short-term rentals are a serious problem in Kenora or not, but given the extremely tight rental housing market here, anything we can do to prevent loss of precious rental stock to short-term accommodations businesses is welcome. I love Airbnb but it needs to be regulated to ensure it isn't directly competing with rental housing availability. In other communities, Airbnb rentals have had a range of serious safety concerns, from gang use to pop-up casinos to party houses. Strict regulation by the municipality should help to set community norms and standards that prohibit these kinds of nuisance and unsafe practices.	12/2/2020 5:40 PM
8	you speak of promoting kenora, but in the next offer ways to protect and keep potential business away, this makes no sense	12/2/2020 3:53 PM
9	Not a concren - promotes tourism! We have a sortage of hotel room available often in the summer months... toursits can't spend their money here if they can't find a place to stay!	12/2/2020 3:45 PM
10	Short term becomes long-term business	12/2/2020 3:39 PM
11	compete with commercial accommodations	12/2/2020 3:32 PM
12	Abuse of the environment, observed in rural areas.	11/30/2020 11:27 AM
13	Locals can be equally problematic. The conundrum is how to be a welcoming and inviting city while managing the potential ruckus of tourism. Good luck!	11/28/2020 9:35 AM
14	covid risks to neighboring properties	11/27/2020 8:26 PM
15	every weekend is a new group therefore a party	11/24/2020 7:24 PM
16	no concerns; more visitors to Kenora means more revenue for businesses - shopping, dining, entertainment	11/24/2020 12:36 PM
17	this has become a major issue of complaints on Black Sturgeon Lake and should be regulated	11/24/2020 8:31 AM
18	Answered No	11/22/2020 12:06 PM
19	These inflate rental rates, pull long term housing from the market, these are the worst possible scenario in a town dealing with homelessness... All airbnb should be banned and property tax on 2nd and 3rd properties which purpose is to make income from	11/22/2020 11:26 AM
20	As I understand it there is a housing shortage in Kenora. If affluent people people purchase homes to rent out as AirBnB then residents are losing out on opportunities to purchase and own a home. The bidding wars also drive up the price of homes (within the shortage) and make it further inaccessible for middle/lower income people to purchase and own a home. Home ownership and having owners live in the home contributes to a sense of place and community in neighborhoods.	11/22/2020 10:41 AM
21	Taxation	11/21/2020 1:57 AM
22	Disrespect to neighbouring property owners, hollowing out the community, lowering property values of neighbouring property, people partying 24/7, house overcrowded, roads overrun with tons of traffic,fire hazard,waterways filled with irresponsible boaters, general disrespect for peace and permanent residents	11/19/2020 9:42 PM

## Q29 Do you see the need for municipal regulation of short-term accommodations in the City, whether through the Zoning By-law or other tools?

Answered: 178 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	55.06%	98
No	32.58%	58
Not sure	12.36%	22
<b>TOTAL</b>		<b>178</b>

## City of Kenora Comprehensive Official Plan and Zoning By-law Review Online Visioning Session – Online Survey

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The City of Kenora has launched this survey as part of the Comprehensive Official Plan and Zoning By-law Review Process. The purpose of this survey is to gather input from the public, including landowners and businesses, on several key policy topics which have been identified in the Draft Background Report (November 2020), available on the City's website at <https://kenora.ca/official-plan-and-zoning-by-law-review>. The comments received from this online survey will be provided in the Final Background Report which will be posted on the City's project webpage. The survey responses will help to inform recommendations for how to address key policy topics in preparing the City's new Comprehensive Official Plan and changes to zoning requirements in preparing the City's new Zoning By-law.

Please view the Online Public Open House #1 video presentation on the City's website, prior to completing this survey. The video presentation contains additional information which may be helpful in completing your answers.

**Privacy Notice:** Under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), personal information included in a submission to the City of Kenora will not be disclosed to any third parties without having obtained prior consent of the person to whom the information pertains, except when MFIPPA permits disclosure or other applicable law requires that the City disclose the personal information.

### Questions:

#### Vision

1. What are three key words that you would use to describe what the City of Kenora should look like over the next 20 years?

Suburban. Natural. Clean
--------------------------

2. This is the current Official Plan vision:

"The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives."

Based on your responses to question 1 above, how would you modify or change the vision in the current Official Plan?

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

„While recognizing and preserving Kenora's  
fundamental assets and attraction,  
its natural beauty and shorelines.

**Affordable Housing**

The City's Capital Facilities By-law defines affordable housing as municipal housing which would have a market sales price that would be affordable to those households with incomes in the 60th household income percentile or below or rent that would be affordable to those households with incomes in the 60th household income percentile or below for the City determined by the Provincial Policy Statement - Housing Tables. For Kenora (2018), rent was \$1,360/month and purchase was \$349,000.

3. How can the City make it easier to provide affordable housing?

enter into talks with Treaty 3 to develop  
the Round Lake property.

4. What forms of affordable housing are compatible with existing residential development and neighbourhoods? Please check all that apply.

- Single-detached
- Semi-detached
- Link-detached
- Duplex
- Triplex
- Townhouse
- Stacked townhouse
- Low-rise apartment
- Interior additional residential units (the current Official Plan refers to these as Secondary Dwellings)
- Detached additional residential units on non-waterfront lots
- ~~Detached additional residential units on waterfront lots~~ as a percentage of shoreline

5. Under the Ontario Planning Act, municipalities must permit "additional residential units" in detached, semi-detached and row (town) houses, and in buildings or structures that are ancillary to these housing types. "Ancillary" means buildings or structure that are secondary and complementary to a house (e.g. a detached garage). Regulations under the Planning Act allow Zoning By-laws to establish whether an additional residential unit requires a

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

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parking space. If required, a parking space may be provided in the form of 'tandem parking' which is defined as a parking space that can only be accessed by passing through another parking space from a street, lane or driveway (i.e. stacked or bumper to bumper) (O. Reg. 299/19).

Do you think that a parking space should be required for an additional residential unit?

- Yes
- No
- Not sure

6. Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions? Please check all that apply.

- Privacy and potential overlook into adjacent yards
  - Design and compatibility with the existing neighbourhood
- Amenity space on a property (e.g. green spaces, gardens, patios, etc.)
  - Availability of municipal services (i.e. water and sewer)
  - Other (please specify): \_\_\_\_\_

7. Do you think additional residential units should be allowed on lots outside of the Settlement Area (i.e. in the Rural Areas generally north of the by-pass)? Please check one.

- Yes
- No
- Not sure

**Economic Development**

8. A Community Improvement Plan is a planning and economic development tool to promote community revitalization through beautification and attract investment in local businesses. Financial incentives such as grants are developed in Community Improvement Plans through public engagement. These Plans can also establish municipal projects for community improvement.

The City currently has three Community Improvement Plans, all adopted in 2017:

- Harbourtown Centre
- Keewatin
- Former Mill Site

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

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Should the City expand the Community Improvement Plans to other areas?  
Please check all that apply.

- Sunset Strip (Highway 17E)
- Railway Street
- Norman area
- City-wide
- Other (please specify): \_\_\_\_\_

9. Should the City encourage new and different forms of home-based business?  
Please check one.

- Yes
- No
- Not sure

If yes, what are some considerations that could be addressed through Zoning By-law provisions? Please check all that apply.

- Type of home-based business (Please use the "Other" box to indicate examples)
- Size of home-based business
- Number of employees
- Hours of operation
- Signage
- Parking
- Design and compatibility with the existing neighbourhood
- Other (please specify): \_\_\_\_\_

10. Currently a home-based business is not permitted in an accessory structure. Should the City explore permitting them within accessory structures (i.e. a detached garage)? Please check one.

- Yes
- No
- Not sure

If no, please specify why: \_\_\_\_\_

### **Waterfront Development**

11. The Zoning By-law currently restricts the building height in most residential zones. For example, 11.0 m in the General Commercial Zone (GC) and 10.0 m in the Local Commercial Zone (LC), as well as most residential zones. In an effort to ensure the built form does not dominate the waterfront, should at the City permit greater building heights with less lot coverage (i.e. taller and narrower buildings) to preserve critical views to and from the water? Please check one.

- Yes

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

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- No
- Not sure

12. The Zoning By-law currently identifies a maximum accessory structure (i.e. garages, boathouse) height of 7.0 m. Should this be reduced for waterfront developments? Please check one.

- Yes
- No
- Not sure

If yes, what should be the maximum? Please check one.

- 4.5 m (single storey)
- Other (please specify): \_\_\_\_\_

13. The Zoning By-law currently permits one or all of the following accessory buildings / structures on waterfront properties:

- an accessory building or structure shall not exceed 80 m<sup>2</sup> in size.
- boat port;
- boathouse (except in the Black Sturgeon Lake [Restricted Development Area] Zone);
- dock;
- gazebo/picnic shelter;
- pump house;
- sauna;
- shoreline deck; and
- storage building;

Again, considering the preservation of views and ensuring that the built form does not dominate the shoreline, should the City look at limiting these? Please check one.

- Yes
- No
- Not sure

If yes, should there be a limit on shoreline coverage? Please check all that apply.

- Percentage of the shoreline
- Limit development to a number of structures
- Other (please specify): limit development to existing footprint unless views are completely unaffected.

14. Should the City be flexible on parking requirements for development on the waterfront? Please check one.

- Yes

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

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- No
- Not sure

If yes, which of the following options should be considered? Please check all that apply.

- Lease agreements with neighbouring lots
- Pick up and drop off zones
- Parking off site
- Concierge service
- Other (please specify): \_\_\_\_\_

**Keeping of Animals/Bee Keeping**

15. Do you think urban agriculture related uses (such as the keeping of chickens, bee keeping) should be permitted in zones other than Rural and Rural Residential Zones, on properties less than 2.0 ha in size within the City?

- Yes
- No
- Not sure

If yes, in addition to chickens and bees which other types of animals should also be considered? Please specify: \_\_\_\_\_

If no, why not? Please select all that apply.

- Noise
- Smell
- Safety concerns
- Other (please specify): Health + cull <sup>sub</sup> urban deer concerns

**Parking**

16. Within the Harbourtown Centre should minimum parking requirements apply to new development? Please check one.

- Yes
- No
- Not sure

If yes, which types of new development should they apply to? Please select all that apply.

- Residential
- Commercial (e.g. office)
- Docks
- Other (please specify): Mixed Use

**City of Kenora Comprehensive Official Plan and Zoning By-law Review  
Online Visioning Session – Online Survey**

---

17. Boat Slips are currently defined as:

"A single parking space for a boat or other marine vessel, forming part of a dock, boathouse, boat port or other mooring facility."

Should boat slips be allowed to replace required vehicle parking stalls? Please check one.

- Yes
- No
- Not sure

18. Do you think pick-up/drop-off zones should be permitted as an alternative to onsite parking stalls? Please check one.

- Yes *as a complement to off site nearby parking stalls*
- No
- Not sure

**Short-term Accommodations:**

19. Short-term accommodations are private rental accommodations for the traveling public, generally for stays of less than 30 days. These are commonly listed by the property owner through websites and mobile apps like Airbnb and HomeAway but do not include hotels, motels or bed and breakfast accommodations. Do you consider short-term accommodations to be a concern in the City?

- Yes
- No
- Not sure

If yes, why? Please select all that apply.

- Nuisances, such as noise, increased traffic or parking issues
- Safety concerns
- Violation of apartment or condominium rules
- Impacts to neighbourhood character
- Loss of long-term rental supply
- Violation of private septic permit
- Other (please specify): *inhibits hotel/motel interests and development.*

20. Do you see the need for municipal regulation of short-term accommodations in the City, whether through the Zoning By-law or other tools?

- Yes
- No
- Not sure

## City of Kenora Comprehensive Official Plan and Zoning By-law Review Online Visioning Session – Online Survey

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The City of Kenora has launched this survey as part of the Comprehensive Official Plan and Zoning By-law Review Process. The purpose of this survey is to gather input from the public, including landowners and businesses, on several key policy topics which have been identified in the Draft Background Report (November 2020), available on the City's website at <https://kenora.ca/official-plan-and-zoning-by-law-review>. The comments received from this online survey will be provided in the Final Background Report which will be posted on the City's project webpage. The survey responses will help to inform recommendations for how to address key policy topics in preparing the City's new Comprehensive Official Plan and changes to zoning requirements in preparing the City's new Zoning By-law.

Please view the Online Public Open House #1 video presentation on the City's website, prior to completing this survey. The video presentation contains additional information which may be helpful in completing your answers.

Privacy Notice: Under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), personal information included in a submission to the City of Kenora will not be disclosed to any third parties without having obtained prior consent of the person to whom the information pertains, except when MFIPPA permits disclosure or other applicable law requires that the City disclose the personal information.

### Questions:

#### Vision

1. What are three key words that you would use to describe what the City of Kenora should look like over the next 20 years?

-net-zero
-egalitarian
-Indigenous-friendly

2. This is the current Official Plan vision:

"The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives."

Based on your responses to question 1 above, how would you modify or change the vision in the current Official Plan?

"Sustainable" should be changed to say that Kenora "shall be a net-zero Community by 2050."

After “that welcomes . . . traditions” should be added and “that works in full partnership with Indigenous communities to honour treaty relationships, rights historical wrongs and ends systemic racism.” “Aboriginal” should be changed to “Indigenous, Inuit and Métis.”

### Affordable Housing

The City’s Capital Facilities By-law defines affordable housing as municipal housing which would have a market sales price that would be affordable to those households with incomes in the 60th household income percentile or below or rent that would be affordable to those households with incomes in the 60th household income percentile or below for the City determined by the Provincial Policy Statement - Housing Tables. For Kenora (2018), rent was \$1,360/month and purchase was \$349,000.

3. How can the City make it easier to provide affordable housing?

### INVESTING in SOCIAL, LOW-INCOME and SUPPORTIVE HOUSING

The City of Kenora can no longer leave the creation of affordable to market forces.

The City must change direction and embrace a role—which it has steadfastly resisted or delegated to the Kenora District Services Board—as a provider of housing to the low-income community, seniors and those suffering from mental illness and addictions—including supportive and transitional housing and long term care homes.

The City must not only be prepared to own and develop housing but to make investments in housing projects created by other groups, providing land, making direct financial contributions, including direct investments and low-interest loans, and guaranteeing financing.

The City’s role cannot be so narrow as to only provide tax and other incentives to developers. The City must use its own funds and partner with the provincial and federal government to make direct investments in housing. The just announced Rapid Housing Initiative—for example—makes mmunicipal governments eligible for federal funding.

Forty years of “leave it to the market” and “lets wait for federal and provincial funding” (City Council’s standard response to demands for action) have proven to be an ineffective approach. Not only has sufficient housing for low-income individuals and those with special needs not been built, but during the pandemic we have seen the effects of lack of investment in seniors’ housing.

### IMPROVING the QUALITY of EXISTING RENTAL HOUSING STOCK

In addition, the quality of housing for low-income individuals has not, because of

weak building maintenance bylaws and lack of enforcement, been assured.

The City has failed to improve the quality of life of low-income renters. It must enact stringent rental accommodation bylaws and invest in enforcement.

The City can work with landlords to improve rental housing accommodation through low interest loans and tax incentives.

#### INVESTING in NET-ZERO

Finally, in order for the City to push for a net-zero emissions target—a target being embraced by governments around the world—it would be beneficial for the City to show the way. Bylaws requiring new builds and renovations to meet the net-zero standard are great, but we need the City to show leadership by taking action.

The City is well aware that the Federation of Canadian Municipalities (FCM) funds feasibility studies and demonstration projects and provides grants and low interest loans for a host of carbon emission building projects (not limited to housing).

The City has yet to take advantage of FCM funding opportunities.

There are also various pots of federal dollars available for fighting climate change and building climate resilience. Kenora must tap into these funding sources.

The City could also offer landlords and householders low-interest loans to help achieve a net-zero target. Energy efficiency renovations improve the quality of housing (and life) for renters and homeowners alike.

Making investments in net-zero housing (and new builds and renovations of all types of commercial and industrial buildings—which should be part of any City sustainability and energy plans) will put Kenora on the map as a climate/energy efficiency leader.

This will attract bright, forward thinking, innovative workers to Kenora and make the city much more vibrant, one willing and capable of taking on and fulfilling big dreams not only in housing and energy efficiency but in relationships with First Nations and Indigenous peoples to reconcile historical wrongs and end systemic racism.

To reach these high ideals and those set out in the Official Plans vision statements, Kenora has to think big and bold.

4. What forms of affordable housing are compatible with existing residential development and neighbourhoods? Please check all that apply.
  - Single-detached ✓
  - Semi-detached ✓
  - Link-detached ✓
  - Duplex ✓
  - Triplex ✓
  - Townhouse ✓

- Stacked townhouse ✓
- Low-rise apartment ✓
- Interior additional residential units (the current Official Plan refers to these as Secondary Dwellings) ✓
- Detached additional residential units on non-waterfront lots
- Detached additional residential units on waterfront lots

5. Under the Ontario Planning Act, municipalities must permit “additional residential units” in detached, semi-detached and row (town) houses, and in buildings or structures that are ancillary to these housing types. “Ancillary” means buildings or structure that are secondary and complementary to a house (e.g. a detached garage). Regulations under the Planning Act allow Zoning By-laws to establish whether an additional residential unit requires a parking space. If required, a parking space may be provided in the form of ‘tandem parking’ a which is defined as a parking space that can only be accessed by passing through another parking space from a street, lane or driveway (i.e. stacked or bumper to bumper) (O. Reg. 299/19).

Do you think that a parking space should be required for an additional residential unit?

- Yes
- No ✓
- Not sure

6. Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions? Please check all that apply.

- Privacy and potential overlook into adjacent yards
- Design and compatibility with the existing neighbourhood
- Amenity space on a property (e.g. green spaces, gardens, patios, etc.)
- Availability of municipal services (i.e. water and sewer)
- Other (please specify): \_\_\_\_\_

7. Do you think additional residential units should be allowed on lots outside of the Settlement Area (i.e. in the Rural Areas generally north of the by-pass)? Please check one.

- Yes ✓
- No
- Not sure

#### Economic Development

8. A Community Improvement Plan is a planning and economic development tool

to promote community revitalization through beautification and attract investment in local businesses. Financial incentives such as grants are developed in Community Improvement Plans through public engagement. These Plans can also establish municipal projects for community improvement.

The City currently has three Community Improvement Plans, all adopted in 2017:

- Harbourtown Centre
- Keewatin
- Former Mill Site

Should the City expand the Community Improvement Plans to other areas?  
Please check all that apply.

- Sunset Strip (Highway 17E)
- Railway Street
- Norman area
- City-wide
- Other (please specify): \_\_\_\_\_

9. Should the City encourage new and different forms of home-based business?

Please check one.

- Yes ✓
- No
- Not sure

If yes, what are some considerations that could be addressed through Zoning By-law provisions? Please check all that apply.

- Type of home-based business (Please use the "Other" box to indicate examples)
- Size of home-based business ✓
- Number of employees ✓
- Hours of operation ✓
- Signage
- Parking
- Design and compatibility with the existing neighbourhood
- Other (please specify): noise and vehicular traffic increases

10. Currently a home-based business is not permitted in an accessory structure. Should the City explore permitting them within accessory structures (i.e. a detached garage)? Please check one.

- Yes ✓
- No
- Not sure

If no, please specify why: \_\_\_\_\_

## Waterfront Development

11. The Zoning By-law currently restricts the building height in most residential zones. For example, 11.0 m in the General Commercial Zone (GC) and 10.0 m in the Local Commercial Zone (LC), as well as most residential zones. In an effort to ensure the built form does not dominate the waterfront, should the City permit greater building heights with less lot coverage (i.e. taller and narrower buildings) to preserve critical views to and from the water? Please check one.

- Yes
- No ✓
- Not sure

12. The Zoning By-law currently identifies a maximum accessory structure (i.e. garages, boathouse) height of 7.0 m. Should this be reduced for waterfront developments? Please check one.

- Yes ✓
- No
- Not sure

If yes, what should be the maximum? Please check one.

- 4.5 m (single storey)
- Other (please specify): 3 m or less

13. The Zoning By-law currently permits one or all of the following accessory buildings / structures on waterfront properties:

- an accessory building or structure shall not exceed 80 m<sup>2</sup> in size.
- boat port;
- boathouse (except in the Black Sturgeon Lake [Restricted Development Area] Zone);
- dock;
- gazebo/picnic shelter;
- pump house;
- sauna;
- shoreline deck; and
- storage building;

Again, considering the preservation of views and ensuring that the built form does not dominate the shoreline, should the City look at limiting these? Please check one.

- Yes ✓
- No
- Not sure

If yes, should there be a limit on shoreline coverage? Please check all that apply.

- Percentage of the shoreline
- Limit development to a number of structures
- Other (please specify): no development obstructing the waterfront should be permitted for any reason. We have enough obstruction already

14. Should the City be flexible on parking requirements for development on the waterfront? Please check one.

- Yes
- No ✓
- Not sure

If yes, which of the following options should be considered? Please check all that apply.

- Lease agreements with neighbouring lots
- Pick up and drop off zones
- Parking off site
- Concierge service
- Other (please specify): \_\_\_\_\_

#### Keeping of Animals/Bee Keeping

15. Do you think urban agriculture related uses (such as the keeping of chickens, bee keeping) should be permitted in zones other than Rural and Rural Residential Zones, on properties less than 2.0 ha in size within the City?

- Yes ✓
- No
- Not sure

If yes, in addition to chickens and bees which other types of animals should also be considered? Please specify: rabbits

If no, why not? Please select all that apply.

- Noise
- Smell
- Safety concerns
- Other (please specify): \_\_\_\_\_

#### Parking

16. Within the Harbourtown Centre should minimum parking requirements apply to new development? Please check one.

- Yes
- No ✓
- Not sure

If yes, which types of new development should they apply to? Please select all that apply.

- Residential
- Commercial (e.g. office)
- Docks

17. Other (please specify): There should be no provision of additional parking in the Harbourn town Centre. There is too much asphalt already

18. Boat Slips are currently defined as:

“A single parking space for a boat or other marine vessel, forming part of a dock, boathouse, boat port or other mooring facility.”

Should boat slips be allowed to replace required vehicle parking stalls? Please check one.

- Yes
- No
- Not sure ✓

19. Do you think pick-up/drop-off zones should be permitted as an alternative to onsite parking stalls? Please check one.

- Yes ✓
- No
- Not sure

Short-term Accommodations:

20. Short-term accommodations are private rental accommodations for the traveling public, generally for stays of less than 30 days. These are commonly listed by the property owner through websites and mobile apps like Airbnb and HomeAway but do not include hotels, motels or bed and breakfast accommodations. Do you consider short-term accommodations to be a concern in the City?

- Yes
- No
- Not sure ✓

If yes, why? Please select all that apply.

- Nuisances, such as noise, increased traffic or parking issues
- Safety concerns
- Violation of apartment or condominium rules
- Impacts to neighbourhood character
- Loss of long-term rental supply
- Violation of private septic permit
- Other (please specify): \_\_\_\_\_

21. Do you see the need for municipal regulation of short-term accommodations in the City, whether through the Zoning By-law or other tools?

- Yes ✓

- o No
- o Not sure

Contact:

If you have additional questions, comments, or suggestions for issues to be considered in the Official Plan and Zoning By-law Review, or if you would like more information on the process, please email [planning@kenora.ca](mailto:planning@kenora.ca).

Thank you for your participation!

### Waterfront Development

Kenora seems to believe, to borrow from Joni Mitchell, that “if it aint paradise put up a parking lot.”

Kenora’s core and waterfront areas are slowly surrendering to, and being strangled by, motorized vehicular (car and truck and boat) traffic. The whole tenor of future urban development for a city build on water should be to promote pedestrian, non-motorized transport (from bicycles to paddle boats), low impact motorized vehicles (e-bikes).

Kenora must adopt a net-zero carbon reduction approach with a target of reaching a net-zero standard by 2050. This is the premise of all of my commentary including the commentary on housing and building development generally.

(Before I continue, I note that in Kenora’s case, “parking lot” includes docks for boats and provision of boat launch sites within the urban core.)

The City should work to make as much waterfront land accessible to the public, free of vehicular traffic and free of further residential and commercial development. This means—as explored below—reclaiming land dedicated to parking lots and docks and boat launch areas.

Kenora has permitted unregulated and an unsightly hodgepodge of development on the waterfront: the Bannister Building, Shopper’s Drug Mart, the OPP building on Water Street, the private parking lot below St. Alban’s Cathedral, the former laundromat and attached building across from Safeway (at the mouth of Laurenson’s Creek) and the parking lots adjacent to these structures and on the harbourfront property (beside the big tent).

The extensive parking lot at the Harbourfront should be removed or greatly reduced in size, the proposed commercial development of the Centre should be abandoned, and the land reclaimed from its asphalt coffin turned into parkland and pedestrian access. Similarly, the City should work to expropriate part of the Shopper’s Drug Mart and Bannister Buildings parking lots and should completely expropriate the buildings and parking lot across from Safeway. The latter area is an eyesore, and its presence emphasizes how current waterfront developments are at odds with providing green space and pedestrian access to the lake.

The Safeway and Recreation Centre parking areas adjacent to Laurenson’s Creek must be cut back to provide green space and pedestrian access and canoe, kayak and other non-motorized water transport access.

## BOAT ACCESS on the WATERFRONT

It is incredible—and incredibly sad—to see how the City has expanded parking at the Recreation Centre to accommodate tourists and boaters at the expense of the former track and field venue. The focus for the land adjacent to the Recreation Centre should be recreation—not including boating or any type of motorized vehicular traffic. The current use of the green space adjacent to Laurenson's Creek and the Recreation Centre as a parking area is a clear indication that the City of Kenora values boating tourism over lower impact tourism and that it is prepared to desecrate its green and contemplative waterfront spaces in the name of a certain kind of economic development.

Generally, parking for visitors, tourists, boaters and shoppers should be accommodated away from the waterfront. The City can work with Seven Generations, the Kenora Shoppers mall, for example, for waterfront parking spaces repurposed—as suggested above—to green spaces and pedestrian use ways.

I also note that Wauzhushk Onigum has two marinas and there are others in Norman and in Keewatin. There is no reason to accommodate more boaters in the core of the city.

The current boat access at the Recreation Centre should be cut back, no further docks should be permitted along the downtown waterfront and speed noise and speed controls should be strictly enforced by bylaw and other enforcement officers.

In conclusion, a net-zero approach—reducing carbon emissions from all sources including boats, cars and trucks—must inform Kenora's approach to waterfront use. Encouraging fossil fuel powered vehicles on the core's streets and waterfront is antithetical to a net-zero targeted approach to waterfront development and elevates motorized traffic (boats, cars and trucks) over more benign modes of transportation includes, bicycles, and human-powered boats.

As indicated above, a net-zero approach will attract bright, forward thinking, innovative workers to Kenora and make the city much more vibrant, willing and capable of taking on and fulfilling big dreams.

# Official Plan and Zoning By-law Review 2020-22



## Online Visioning Session

November 19<sup>th</sup> through December 3<sup>rd</sup>, 2020

Meagan Boles, MCIP, RPP  
Community Engagement Lead

Emily Miranda, MCIP, RPP  
Project Planner

## Introduction

- 1 Why is this Review Important To You?
- 2 Planning Framework
- 3 What is an Official Plan?
- 4 What is a Zoning By-law?
- 5 Review Process
- 6 Share Your Input
- 7 A Vision for the City of Kenora...
- 8 Key Issues
- 9 Next Steps
- 10 How to Stay Involved

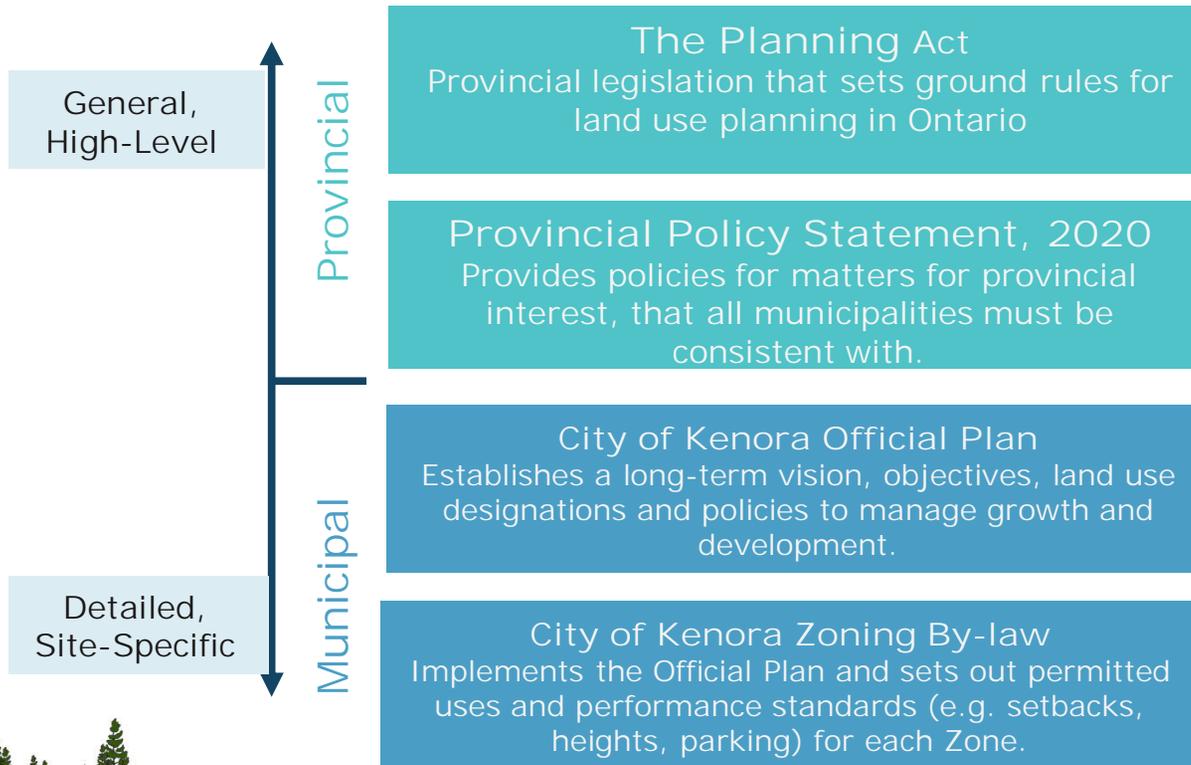


## Why is this Review Important to You?

- Since the Official Plan and Zoning By-law guide and regulate where and how future growth and development in the City will occur, it is important to have a wide variety of input into the review of these documents to help establish a common vision.



# The Planning Framework



## What is an Official Plan?

An Official Plan helps to ensure:

- Compatibility of neighbouring land uses (e.g. residential, commercial, employment, parks/open space);
- An appropriate mix and amount of development;
- Effective management and/or protection of natural resources;
- Protection and preservation of natural and cultural heritage resources;
- Cost-effective and timely delivery of infrastructure and municipal services;
- Protection of surface and groundwater; and
- Sustainable economic and community growth.



Vision



Objectives



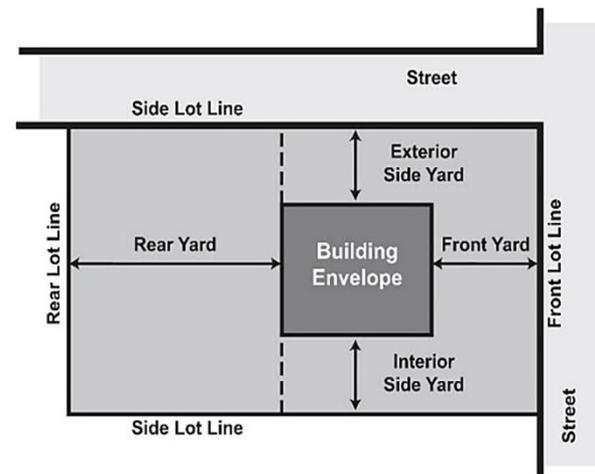
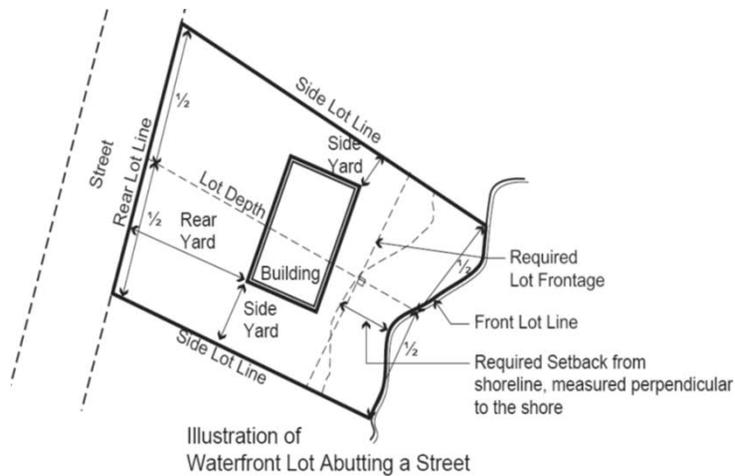
Land Use Policies

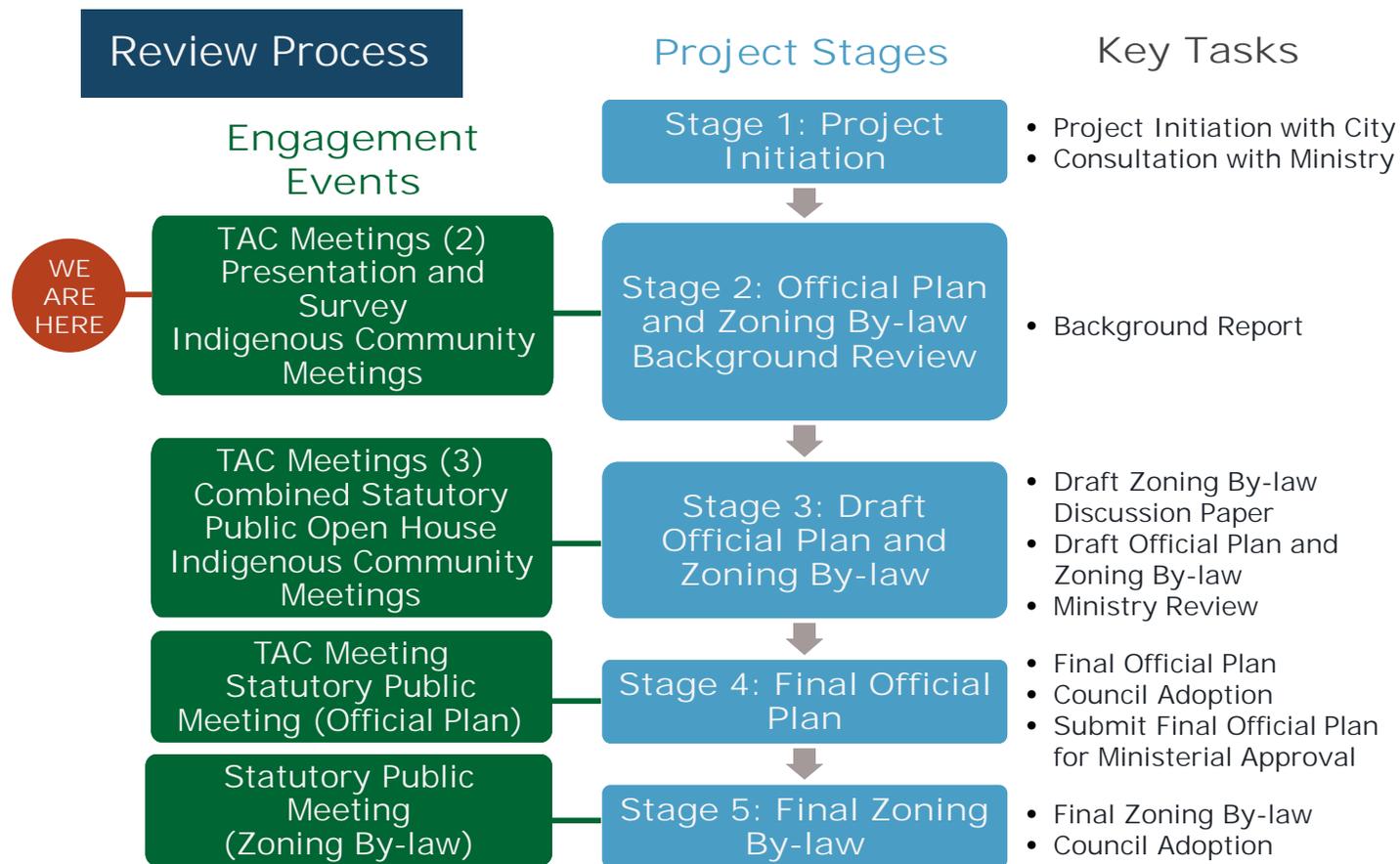


## What is a Zoning By-law?

A Zoning By-law establishes:

- A series of zones, which are illustrated on Schedules (maps) and the different types of uses that are permitted on a property in each Zone;
- Standards such as lot size, lot coverage, and setbacks which determine where buildings and structures can be located on a property; and
- Other development requirements, such as those related to building height, parking and landscaping.





## Share Your Input



We invite you to complete a survey to get your feedback on a vision for the City and key policy topics:

- 1 Affordable Housing 
- 2 Economic Development 
- 3 Waterfront Development 
- 4 Keeping of Animals/Bee Keeping 
- 5 Parking 
- 6 Short-term Accommodations 



## A Vision for the City of Kenora...



Current Official Plan Vision:  
The City of Kenora shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives.



Consider how you see Kenora,  
today and in the future...



## Affordable Housing



The City's Capital Facilities By-law defines affordable housing as municipal housing which would have a market sales price that would be affordable to those households with incomes in the 60<sup>th</sup> household income percentile or below or rent that would be affordable to those households with incomes in the 60<sup>th</sup> household income percentile or below for the City determined by the Provincial Policy Statement - Housing Tables:

- Rent: \$1,360/month (2018)
- Purchase: \$349,000 (2018)



The Official Plan needs to provide for an appropriate range and mix of housing options and densities.



## Affordable Housing



What is the City's role in affordable housing?

- The City is not a direct housing provider.
- The City's Development Services Department provides guidance and resources such as:
  - Provisions of the Official Plan and Zoning By-law allow for a wide range of housing types.
  - The City's three Community Improvement Plans offer financial incentives for housing projects.
  - Potential financial support for affordable housing development through the Municipal Capital Facilities By-law, at the discretion of Council.



Housing Continuum by Canada Mortgage and Housing Corporation, 2018

## Affordable Housing



Single-detached



Semi-detached



Link-detached



Duplex



Triplex



Townhouses



Stacked townhouses

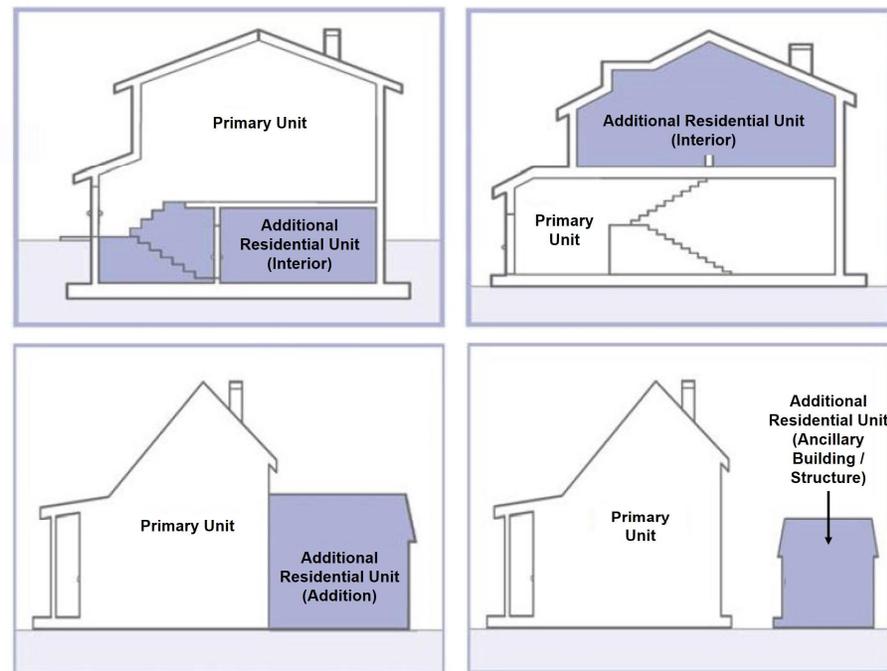


Low-rise apartment



## Affordable Housing

Additional Residential Units (the current Official Plan refers to these as Secondary Dwellings) are self-contained residential units with a private kitchen, bathroom facilities, and sleeping areas, within a dwelling or within a structure that is ancillary to a dwelling (e.g. a detached garage).



Adapted from MMAH, 2019



## Affordable Housing



Share Your Input on Affordable Housing

- What is your vision for affordable housing in Kenora?
- How can the City make it easier to provide affordable housing?
- What types of affordable housing options are compatible with existing residential development and neighbourhoods?
- Where should affordable housing be directed?



## Economic Development



A Community Improvement Plan is a planning and economic development tool to promote community revitalization through beautification and attract investment in local businesses. Financial incentives such as grants are developed in Community Improvement Plans through public engagement. These Plans can also establish municipal projects for community improvement.

The City currently has three Community Improvement Plans (CIPs), all adopted in 2017:

- Harbourtown Centre
- Keewatin
- Former Mill Site



Share Your Input on Economic Development

- Should the City consider a CIP that applies to other areas of the City or to the entire City?



## Economic Development



Home-based Businesses are defined within the current Official Plan in two categories:

- Home occupations include occupations or professions which are conducted entirely within a dwelling unit. The current Official Plan does not permit home occupations in accessory buildings.
- Home industries are those businesses that are conducted primarily within an accessory building to the main dwelling unit.



Share Your Input on Economic Development

- Consider if there should be additional provisions for Home-based Businesses in Kenora...



## Waterfront Development



Waterfront is currently defined as a piece of land that has lot frontage along a watercourse. These areas in the City include lots on Black Sturgeon Lake, Winnipeg River, Darlington Bay and Lake of the Woods.



Share Your Input on  
Waterfront Development

- Consider what aspects of waterfront development should be subject to design guidelines?



## Keeping of Animals and Bee Keeping



The Keeping of Animals is currently permitted only in the Rural and Rural Residential Zone of the Zoning By-law, provided the parcel is a minimum of 2.0 hectares in size.

The Animal Control By-law also does not permit the keeping of livestock within the established areas, nor does it allow for bee keeping.



Share Your Input on Keeping of  
Animals and Bee Keeping

- Consider if provisions for keeping of animals and/or bee keeping should be expanded in the City...



## Parking



The Official Plan currently has the following policies on parking in the Harbourtown Centre:

- The change of use of existing structures (except for residential) shall not require the provision of additional parking.
- Conversions to residential uses, new construction or additions to existing structures shall require the provision of additional parking, in accordance with the Zoning Bylaw.
- The number of parking stalls shall not be reduced following a change of use, unless the existing supply of parking spaces exceeds the requirement for the new use.



Share Your Input on Parking

- What parking provisions should be considered in Harbourtown Centre?



## Short-term Accommodations



Short-term accommodations are private rental accommodations for the traveling public, generally for stays of less than 30 days. These are commonly listed by the property owner through websites and mobile apps like Airbnb and HomeAway.



Share Your Input on Short-term Accommodations

- Is there a need for municipal regulation of short-term accommodations in the City?



## Next Steps



- Finalize Background Report (November)



- Special Meeting of Council (open to the public, early Winter 2021)



- Combined Statutory Public Open House on Draft Official Plan and Zoning By-law (Summer 2021)



- Statutory Public Meeting for Official Plan (Fall 2021)



- Statutory Public Meeting for Zoning By-law (Spring 2022)



# How to Stay Involved



[www.kenora.ca](http://www.kenora.ca)  
E: [planning@Kenora.ca](mailto:planning@Kenora.ca)



Newspaper notices  
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KenoraOnline)



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Thank you!

Questions? Comments?

Email: [planning@kenora.ca](mailto:planning@kenora.ca)

City Contact:  
Kevan Sumner, City Planner  
City of Kenora



Official Plan and  
Zoning By-law Review 2020-22



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