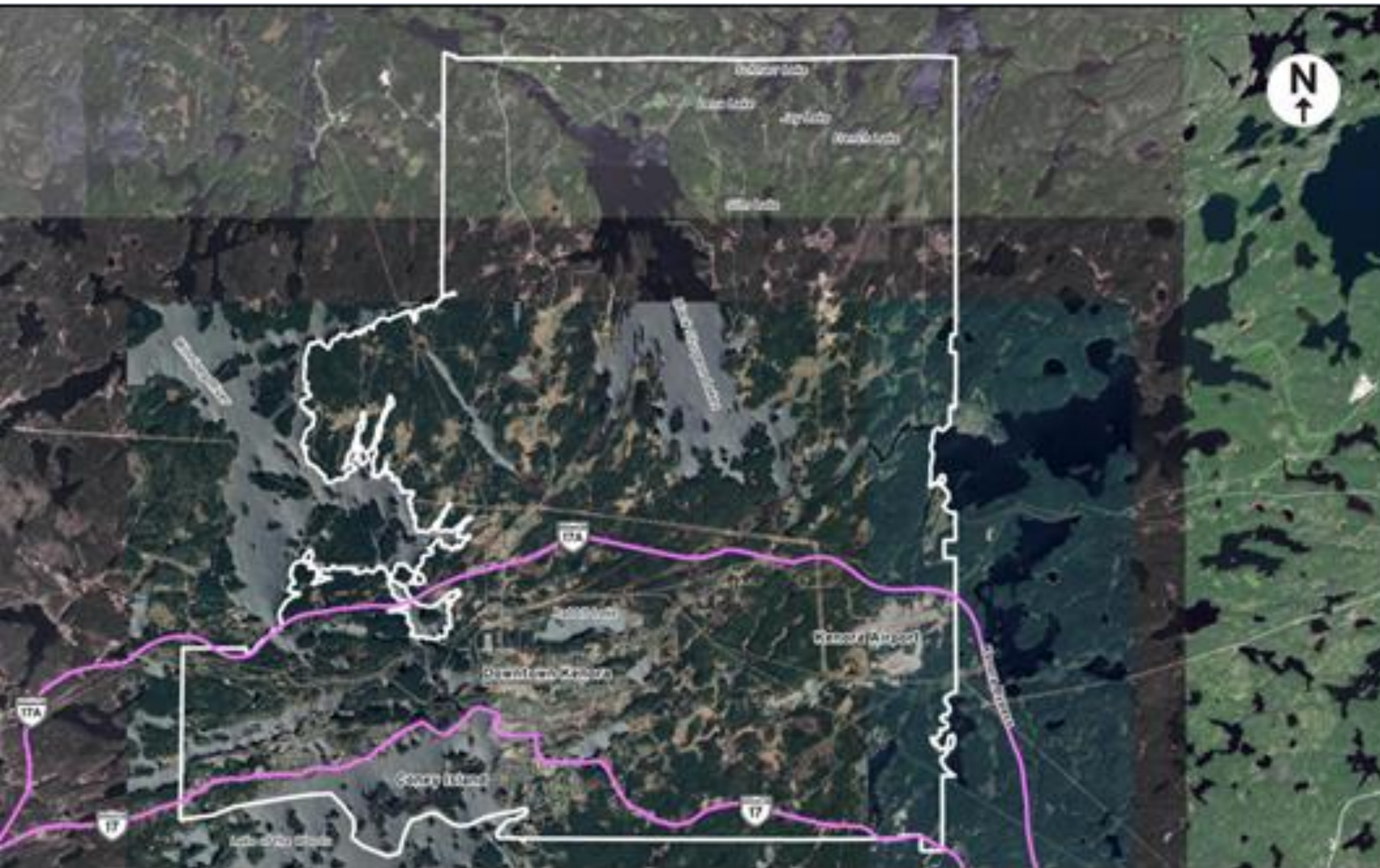


# City of Kenora Official Plan and Zoning By-law Review



## Introductory Public Open House

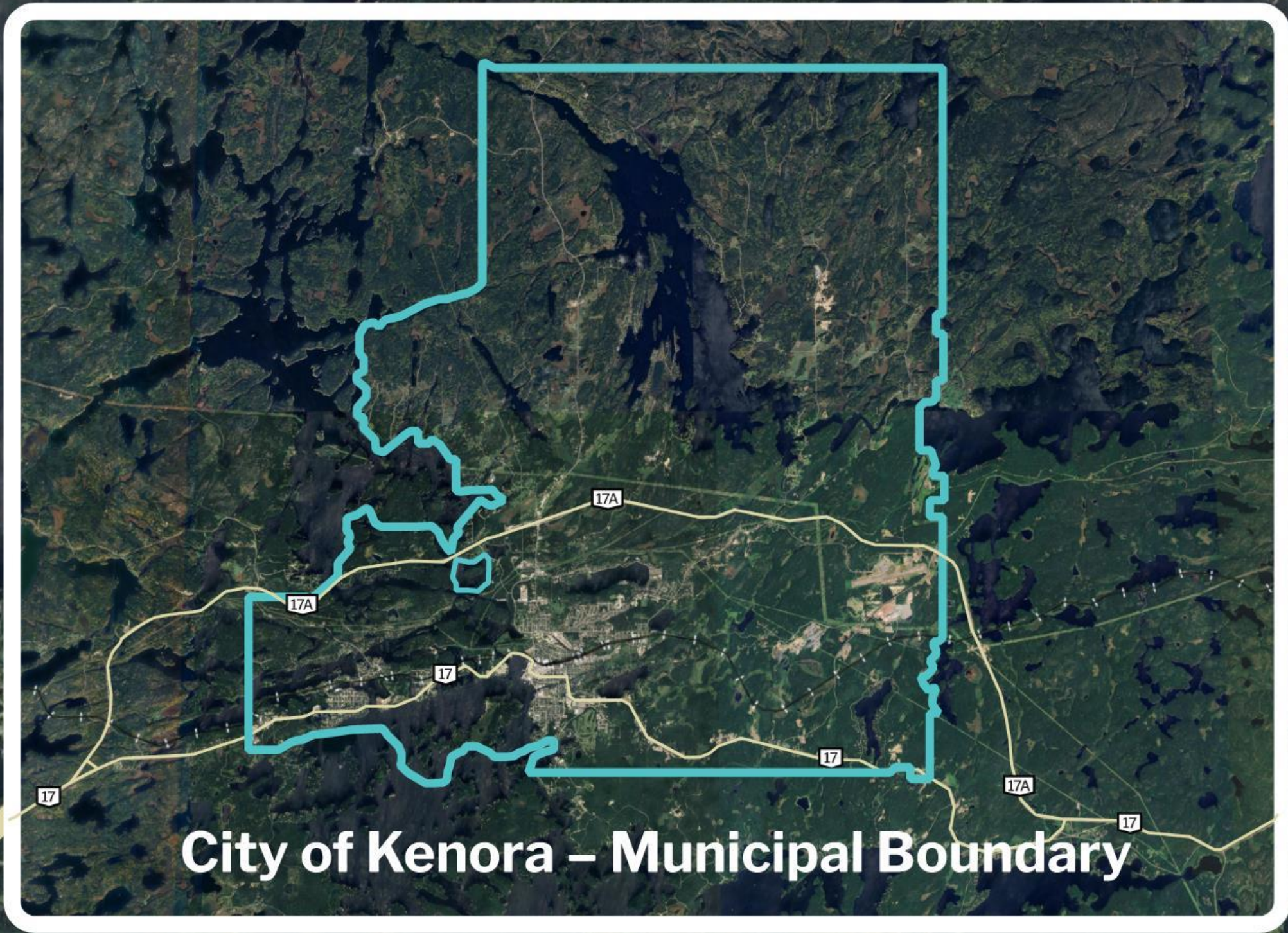
**City of Kenora Official Plan, Zoning By-law, and  
Community Improvement Plan Reviews**

Lake of the Woods Discovery Centre, Kenora, ON  
March 5, 2025, 6:00 pm – 8:00 pm

**Thank you for attending!**



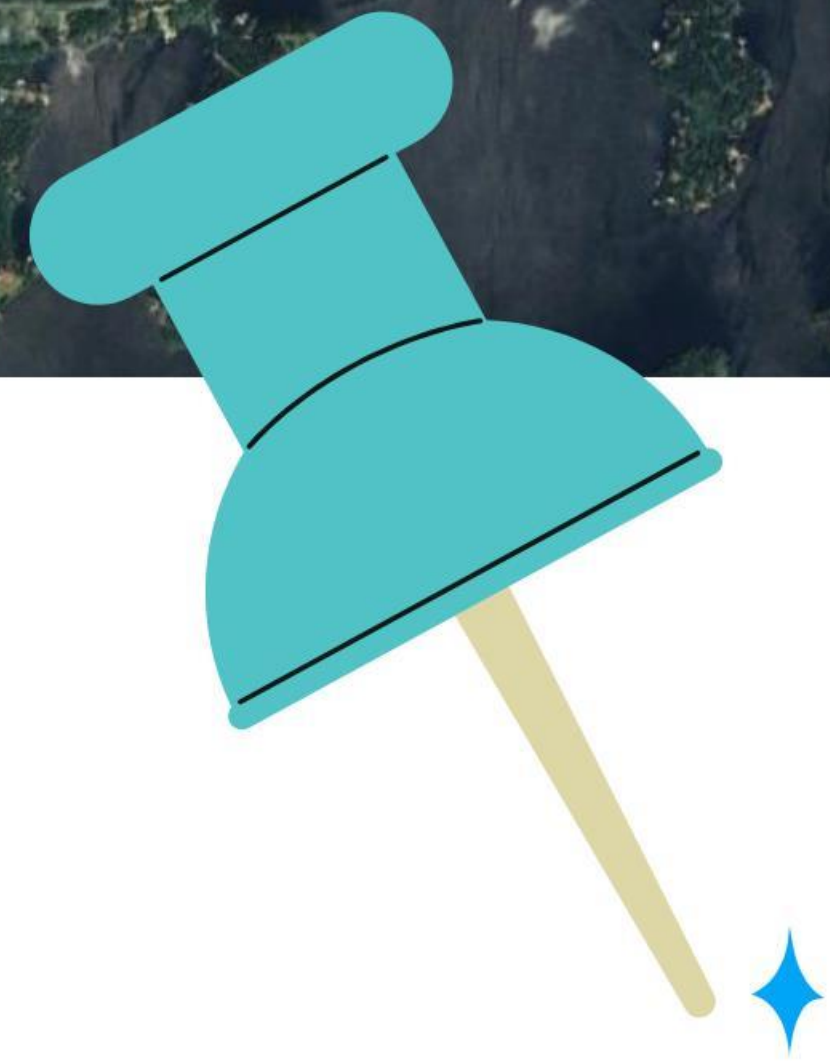




City of Kenora – Municipal Boundary



# CITY OF KENORA

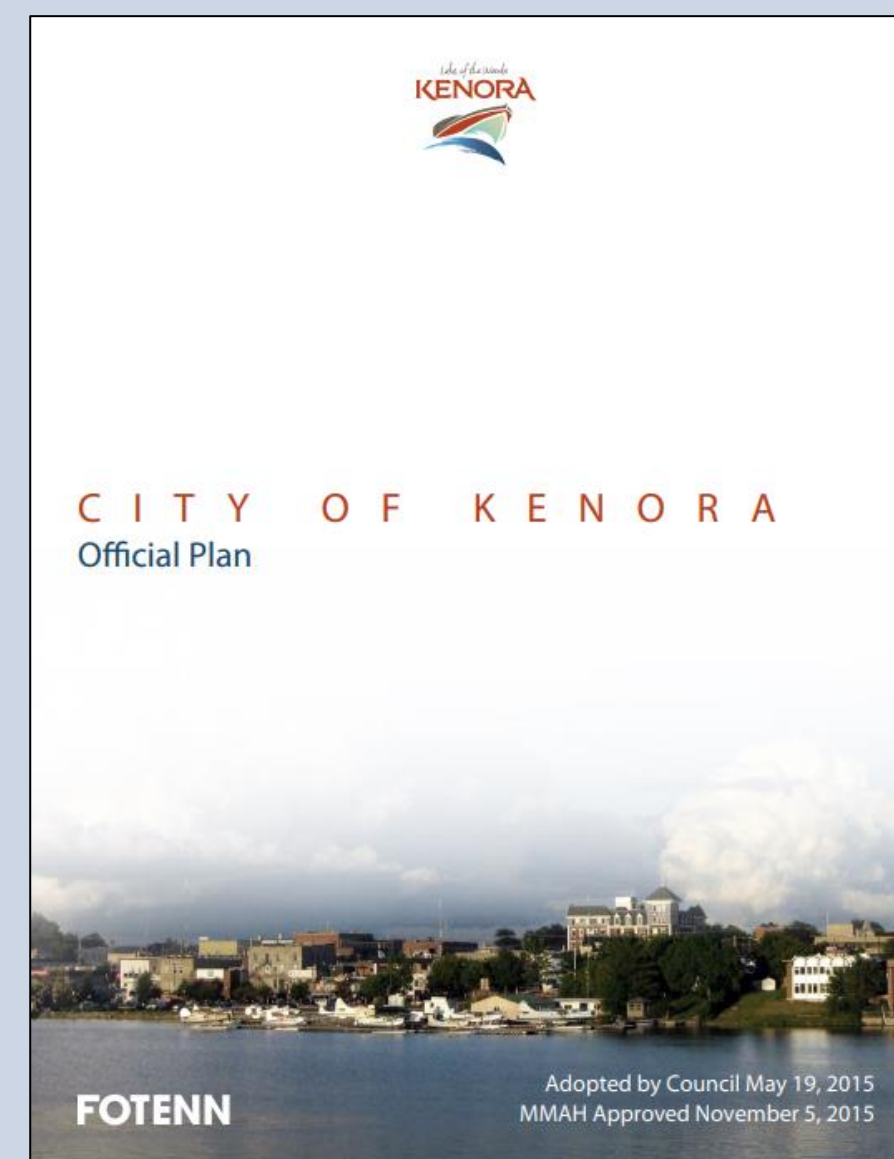


## Pin the map!

-  Use a **RED** pin for where you work
-  Use a **YELLOW** pin for where you live
-  Use a **WHITE** pin for where you play



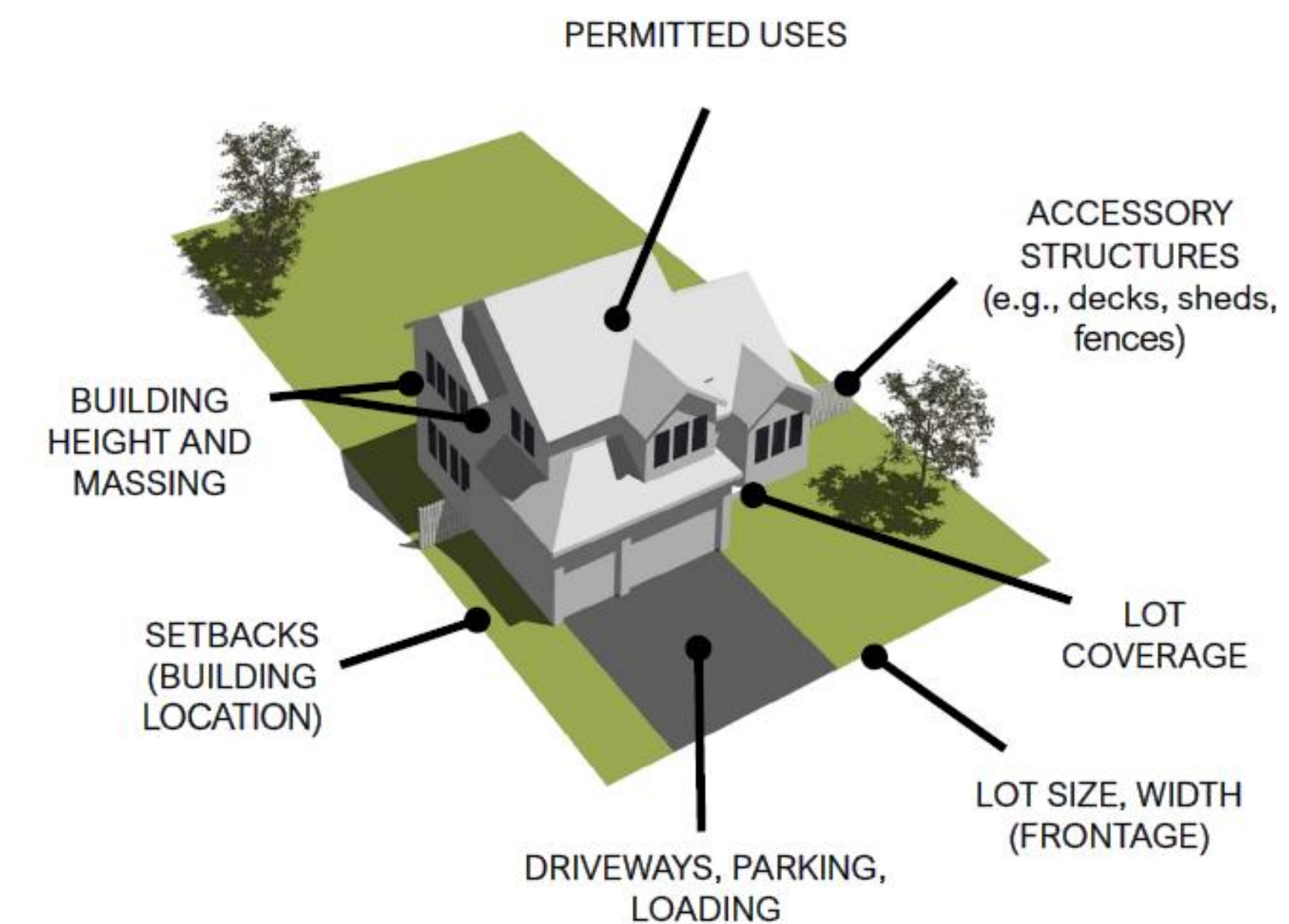
## What is an Official Plan?



An **Official Plan** is a planning policy document that:

- Establishes a vision for growth and development;
- Details strategic objectives to implement the vision;
- Guides where land uses (e.g., residential, retail, office, industrial, parks) should be located;
- Directs what natural and cultural heritage features should be protected and/or enhanced;
- Identifies future vehicular and active transportation corridors, and new infrastructure; and
- Reflects Provincial and local interests and values.

## What is a Zoning By-law?



A **Zoning By-law** is a legal document that:

- Regulates the use of land and built form;
- Implements the land use objectives and policies of a community's Official Plan and helps manage potential conflicts between land uses; and
- Provides detailed standards for how a property may be developed.

If you are interested in changing the use of your property, constructing a new building or structure, or addition, the Zoning By-law should be consulted.



# Why are the Official Plan and Zoning By-law being reviewed?

- The City of Kenora's current Official Plan was adopted by Council in 2015.
- A review / update is required to ensure the Official Plan reflects the City's current goals and aspirations as well as to ensure conformance with the updated Planning Act and Provincial Planning Statement.
- The City's current Zoning By-law was also adopted in by Council in 2015. The Zoning By-law must be updated to conform to the Official Plan.
- The Official Plan and Zoning By-law Review will also provide an opportunity to address local priorities for growth and development in Kenora.

Municipal | Provincial

## Ontario Planning Hierarchy

### Planning Act

Provincial legislation that sets ground rules for land use planning in Ontario.

### Provincial Planning Statement, 2024

Provides policies for matters of provincial interest, that all municipalities must be consistent with.

### City of Kenora Official Plan (approved 2015)

Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development.

### City of Kenora Zoning By-law 101-2015

Implements the Official Plan and sets out permitted uses and performance standards (e.g., lot sizes, setbacks) for each zone.



## What is a Community Improvement Plan?

A **Community Improvement Plan (CIP)** is:

- A planning and economic development tool under the Ontario Municipal Act and Planning Act.
- Provides a framework to achieve a wide variety of goals tailored to community needs and priorities.
- Establishes Financial Incentive Programs (e.g., grants, tax rebates) and related eligibility criteria, which private property owners can apply for to assist them in realizing property improvement projects that have community benefits.

**Key benefits of a CIP include:**

- Stimulates private sector investment in targeted areas in a community.
- Promotes revitalization and placemaking to attract economic development and tourism opportunities.
- Supports the development of affordable housing.
- Promotes redevelopment of vacant, underutilized, and previously contaminated sites (i.e., “brownfields”).
- Promotes community improvements and beautification through enhanced streetscapes, landscaping, building facades, signage, and accessibility.



Before CIP-funded Improvements



After CIP-funded Improvements



## Why are the existing Community Improvement Plans being reviewed?

- To review the City's three existing Community Improvement Plans (CIPs) for **Harbourtown Centre, Keewatin,** and the **Former Mill Site**, originally prepared in 2007, 2011, and 2015, and all last reviewed and updated in 2017.
- The City intends to replace the existing CIPs with a **single, integrated CIP for the entire City of Kenora.**
- To establish the Community Improvement Project Areas where the new CIP will apply, and whether the existing Harbourtown Centre, Keewatin, and Former Mill Site areas should be revised or expanded.
- To consider which Financial Incentive Programs and types of eligible projects should be included in the new CIP, and in which areas they should apply, including opportunities for new programs tailored to the community's needs and priorities to foster continued economic growth and vibrancy in Kenora with an added focus on enhancing support for housing development.





# Project Timeline

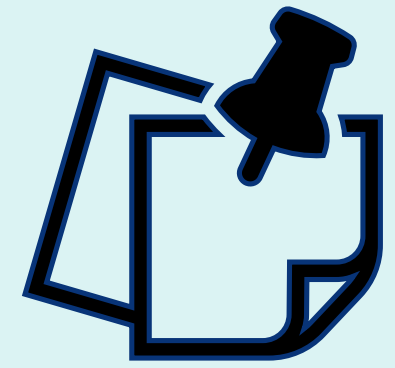


The following key groups will be engaged throughout the review process:

- City Council
- City of Kenora Staff – City Staff
- Technical Agencies
- Technical Advisory Committee (TAC)
- CIP Working Group, comprised of local businesses and developers
- Local Indigenous communities
- Community members



## A Vision for the City's Community Improvement Plan



Write your thoughts on sticky notes and place it on the board!

**Describe the City of Kenora as you wish to see it in the future. Consider what will draw residents, tourists, and businesses to Kenora. How will these areas will look and feel?**





# A Vision for the City's Community Improvement Plan



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**What types of community improvements are needed in Kenora? Consider streetscapes and landscapes, buildings, housing availability, underutilized sites, Kenora's heritage, and more.**

**Are there specific properties or locations in Kenora that you believe need improvement, redevelopment, or revitalization?**

**Opportunities**

**Challenges**





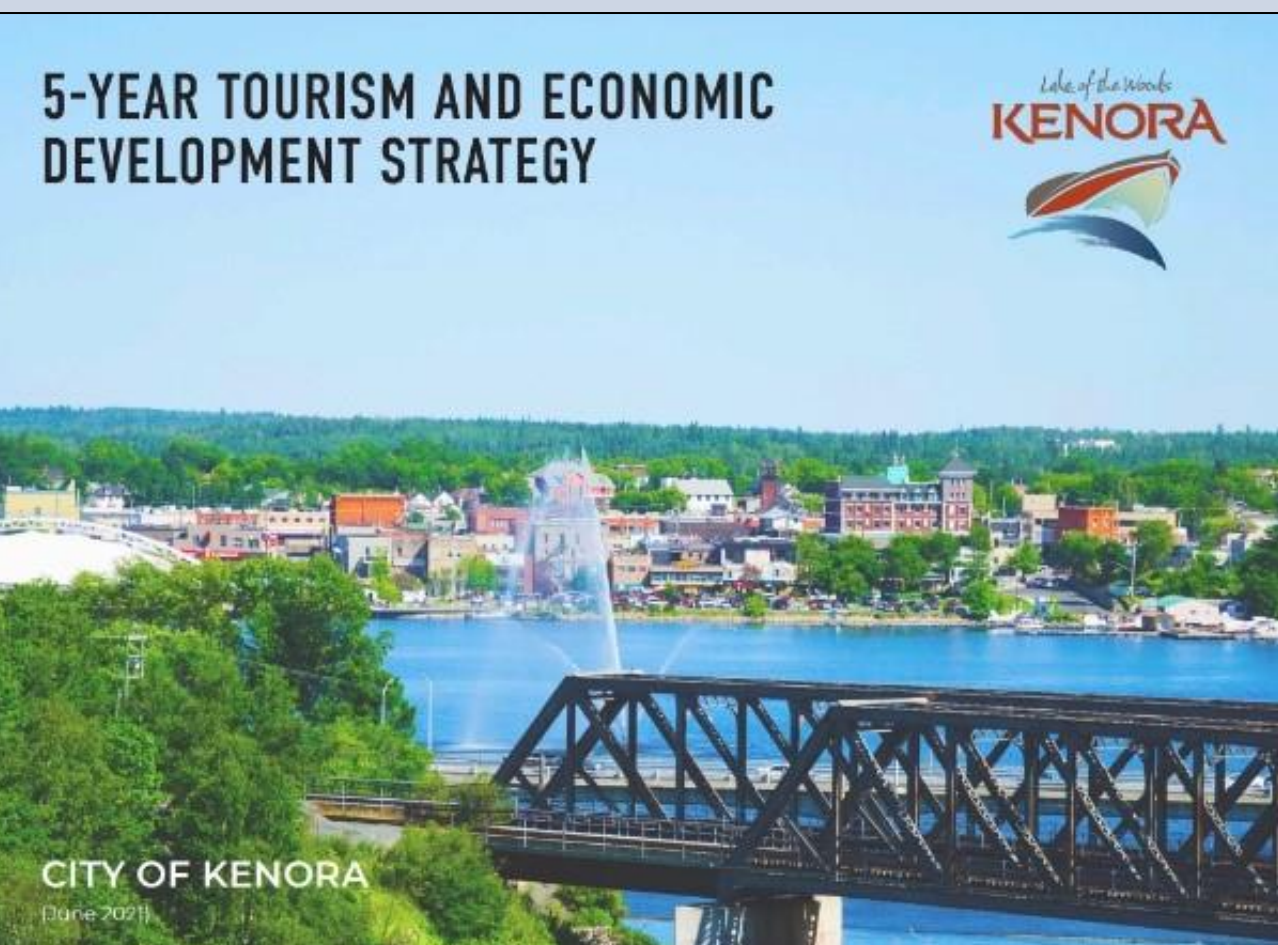
# A New Vision for the City's Official Plan

The City's new Official Plan will express the vision and objectives for the community and will identify land use designations and policies to guide and direct growth and development for a 25-year time planning horizon to the year 2051. The City of Kenora has already developed visions for various plans and studies across a range of topics. **Visions for these documents include:**



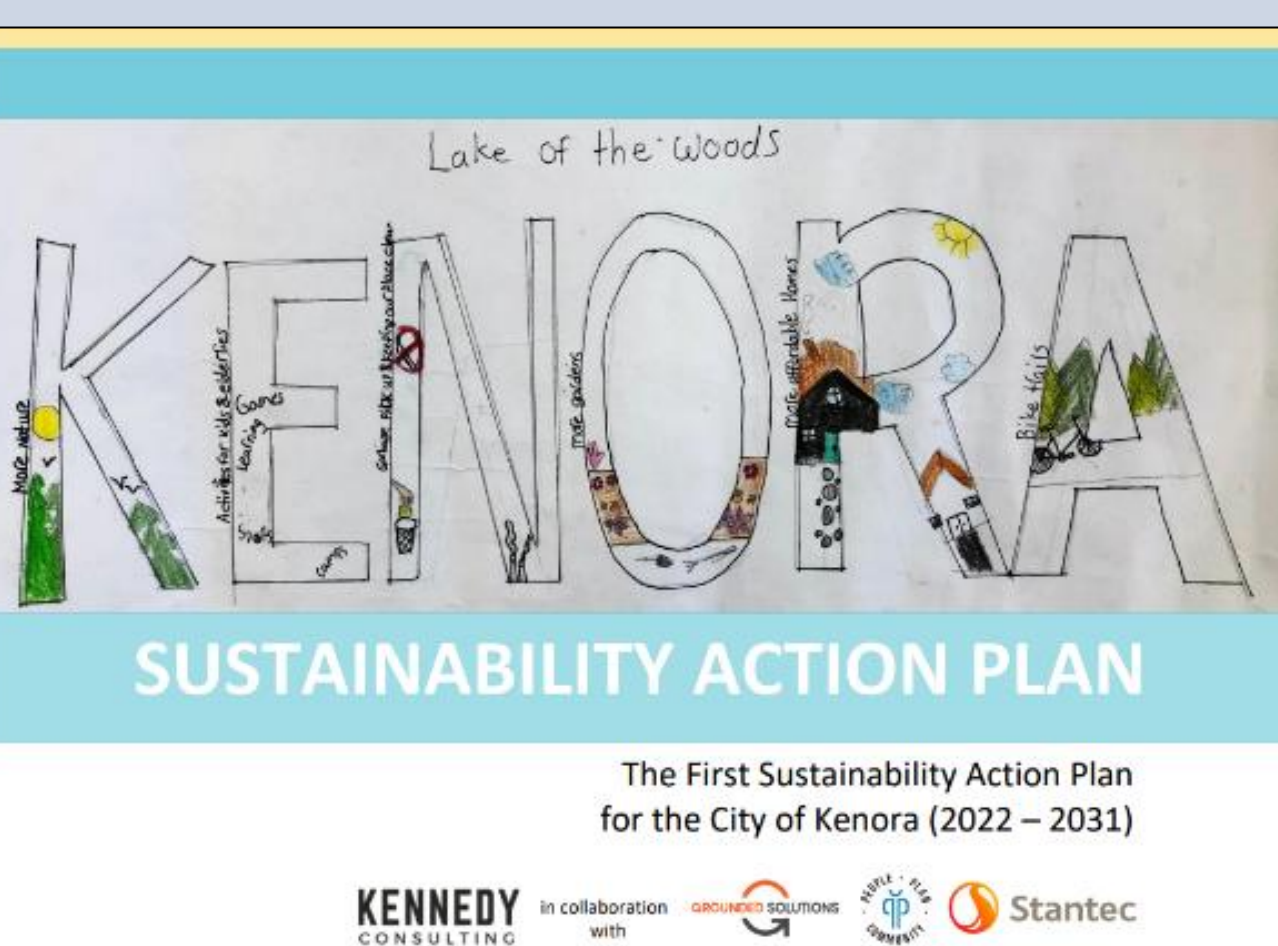
## Charting our Course 2027 – 2022-2027 Strategic Plan (2022)

“Kenora provides a high quality of life for residents and unforgettable experiences for visitors by celebrating and embracing the community’s rich heritage, diversity, and natural environment.”



## 5-Year Tourism and Economic Development Strategy (2021)

“Kenora will continue to grow as a regional service centre with a resilient local economy that is supported by a four-season tourism sector, high quality of life and a supportive local environment for businesses and entrepreneurs.”

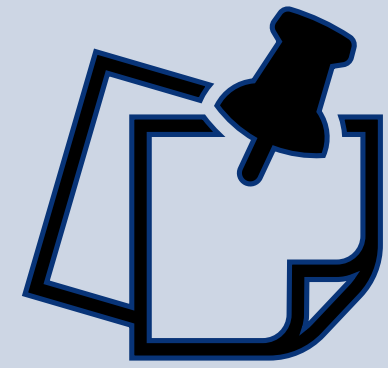


## Sustainability Action Plan (2022)

“To collaboratively implement a suite of projects that, over the next decade, will contribute to a better quality of life for the community in Kenora while also building pathways to reconciliation and safeguarding the diverse ecosystems that sustain the community.”



## A New Vision for the City's Official Plan



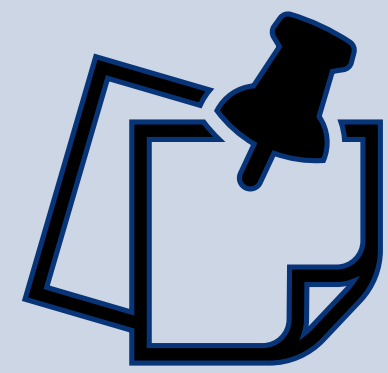
Write your thoughts on sticky notes and place it on the board!

**What aspects of the existing vision statements on the previous display board do you think should be reflected in the City's new Official Plan Vision Statement?**





## A New Vision for the City's Official Plan



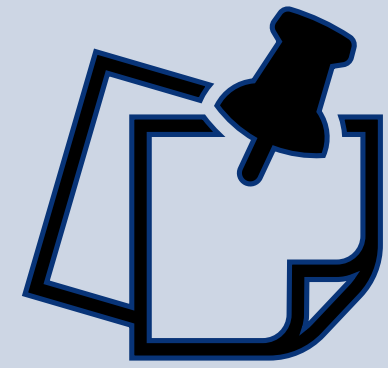
Write your thoughts on sticky notes and place it on the board!

**Is there anything new that should be reflected in the City's new Official Plan Vision Statement to guide growth and development over the next 25 years?**





## A New Vision for the City's Official Plan



Write your thoughts on sticky notes and place it on the board!

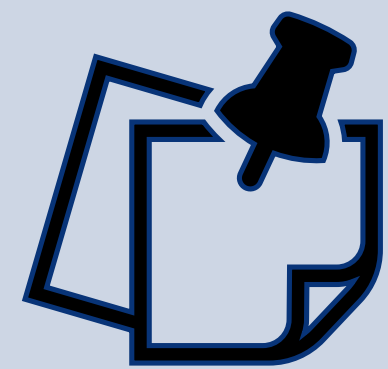
**How should the City evolve over the next 10–20 years to meet the needs of residents, businesses, seasonal residents, and visitors?**



City of Kenora



## A New Vision for the City's Official Plan



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**Share what you love about living and/or working in Kenora, or mark an area on the table map that is important to you! What are some features, traits, aspects, or things that make Kenora unique and distinguished from other communities?**



City of Kenora



## Building our Communities

The development of **communities** includes creating neighbourhoods that meet the needs of their residents for daily living.

Considerations for communities include providing housing, services, schools, parks and recreational spaces, and services.

The City's new Official Plan, Zoning By-law, and Community Improvement Plan will establish land use policies, zoning standards, and programming that considers what makes great communities.



### Housing

Providing a range of housing options, including considerations for housing affordability



### Parks and Recreation

Enabling the planning for parks and open spaces, including indoor and outdoor recreational spaces for all ages



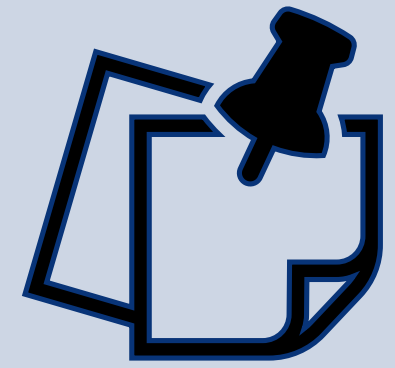
### Connectivity

Planning for new development and its connectivity to other neighbourhoods, and access to services





# Building Our Communities



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**What are opportunities that exist in Kenora that would support creating great communities and neighbourhoods in the City? What are some challenges that should be considered in developing the new Official Plan, Zoning By-law, and Community Improvement Plan?**



**Opportunities**

**Challenges**

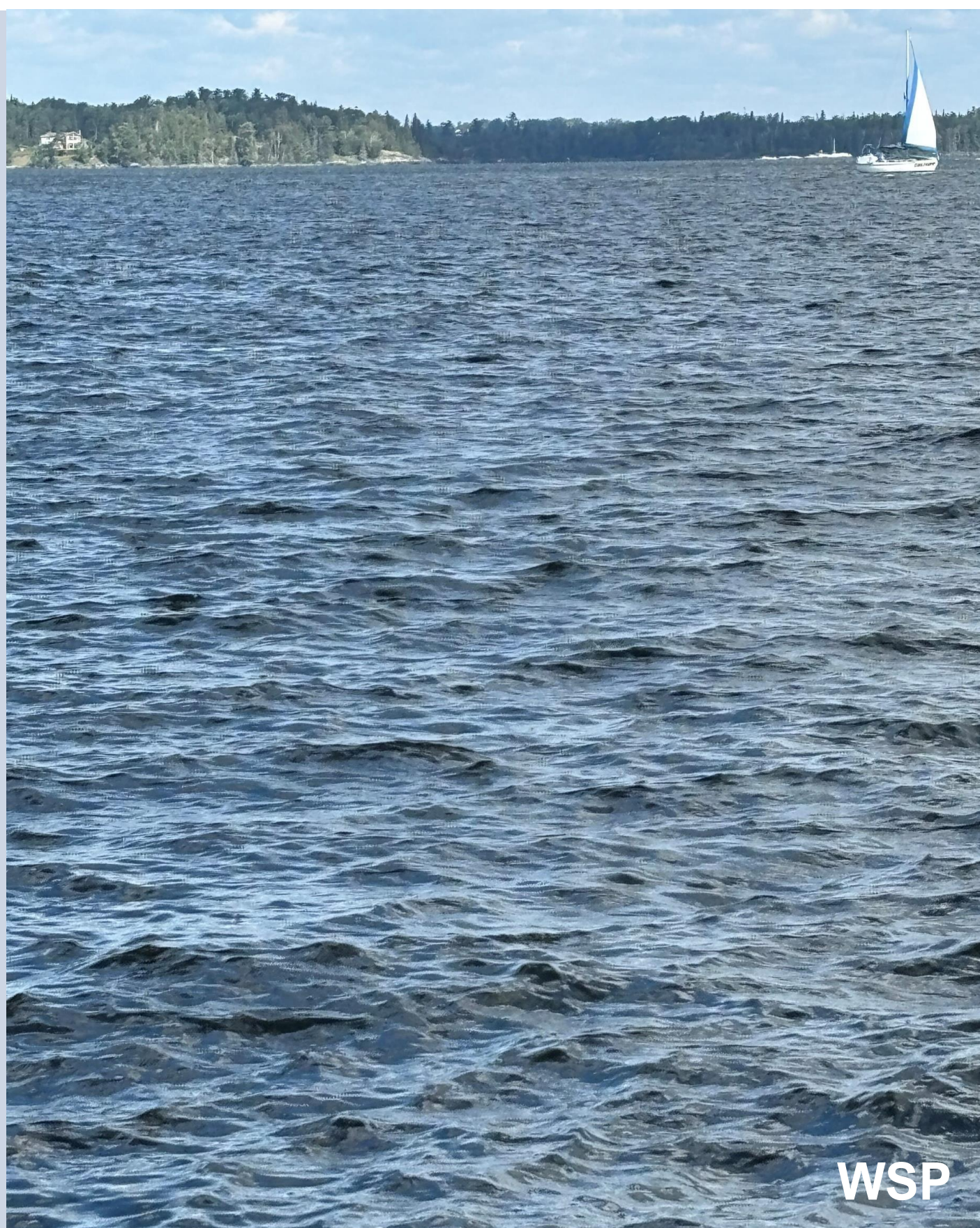




## Celebrating our Waterfronts

Kenora's waterfronts are a key element that defines the City. Kenora's new Official Plan and Zoning By-law will incorporate policies to support and enhance waterfronts and waterfront development. Potential considerations for the City's Official Plan and Zoning By-law Review include:

- Providing accessible walkways to public sidewalks and waterfront areas;
- Protecting viewsheds; and
- Maintaining naturalized shoreline areas, other than those specifically developed for public use.



WSP



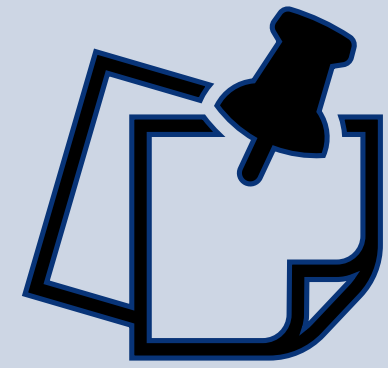
Jillian Brown



City of Kenora



# Celebrating our Waterfronts



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**What are some opportunities that the City could incorporate to enhance waterfronts? What are some current challenges you see with regard to Kenora's waterfront areas?**



**Opportunities**

**Challenges**

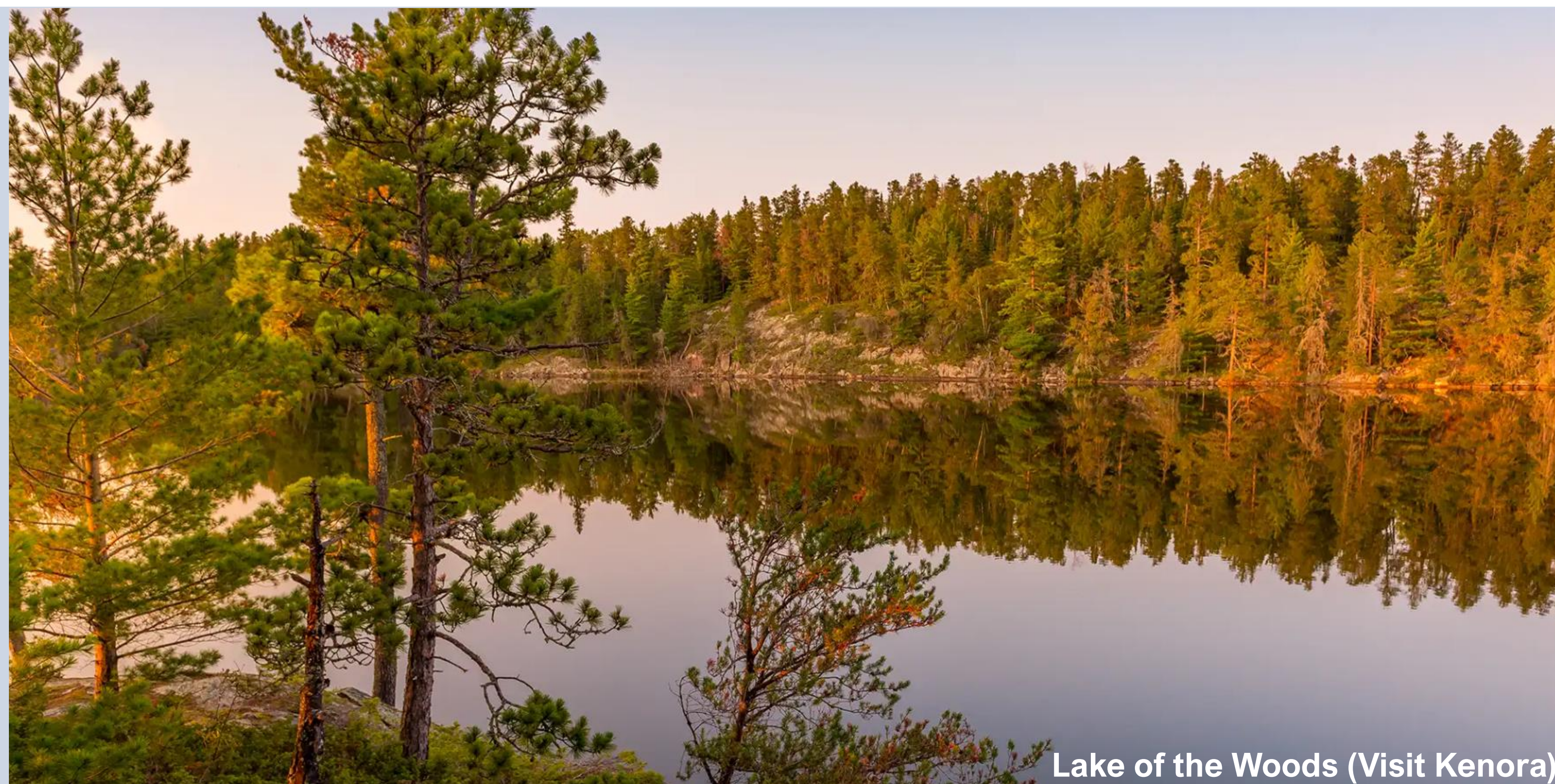


# Stewardship of our Natural Environment

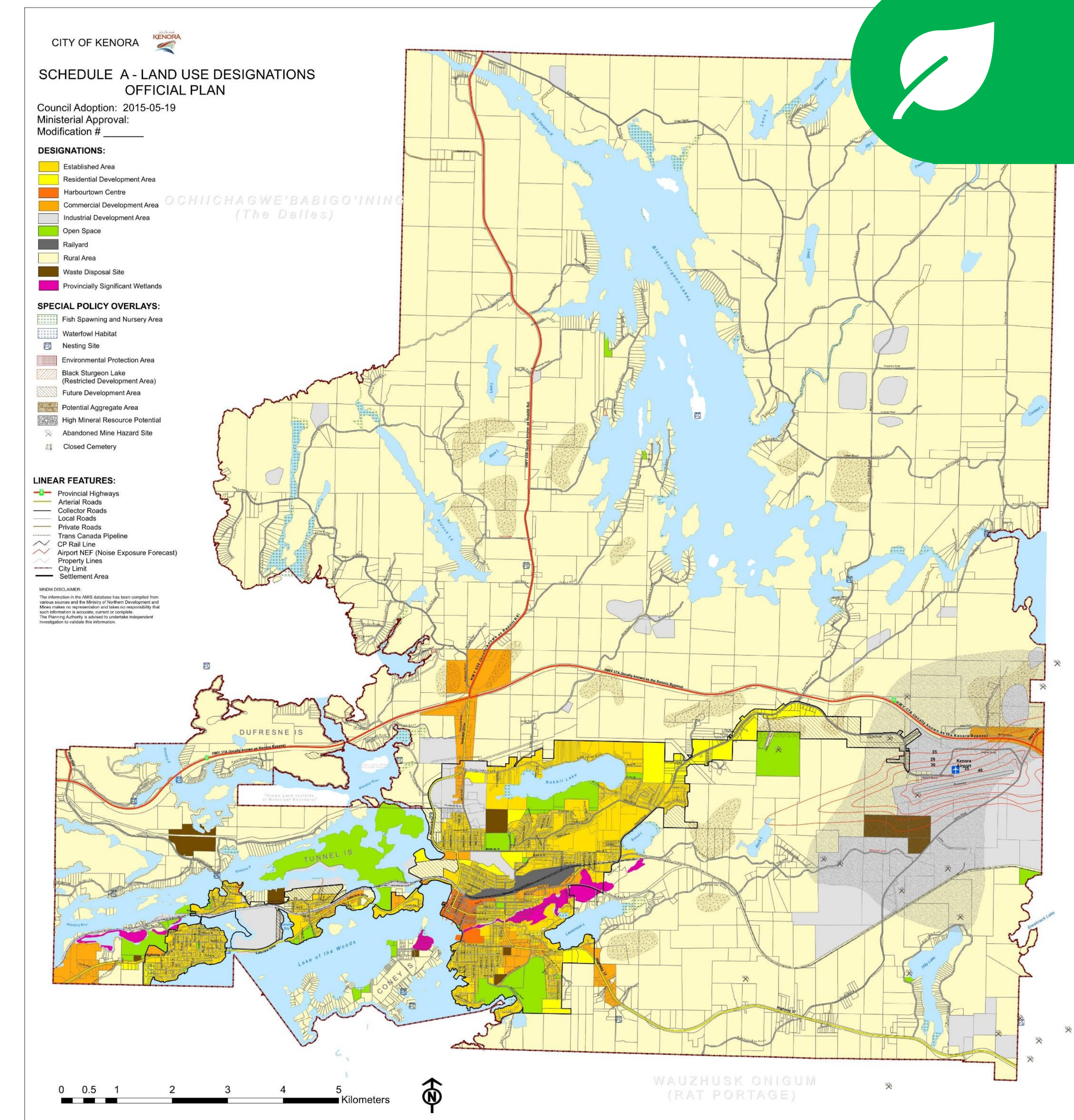
The current Official Plan includes policies that support the protection of natural environmental features, such as wildlife and fish habitat, waterbodies, and wetlands.

Kenora is enhanced by a beautiful natural environment, in particular the Lake of the Woods, Winnipeg River, Black Sturgeon Lakes, and numerous smaller lakes and islands around the City. Additionally, Kenora is located on the Canadian Shield and is surrounded by boreal forests.

These natural areas are major attractions and provide recreational opportunities for all.

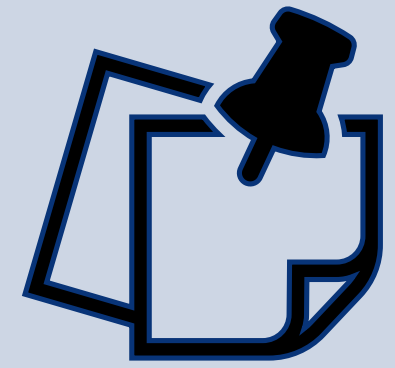


Lake of the Woods (Visit Kenora)





# Stewardship of our Natural Environment



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**What are some opportunities that should be considered in planning for the protection and preservation of Kenora's natural environment? What challenges exist?**



**Opportunities**

**Challenges**



Sunset Country

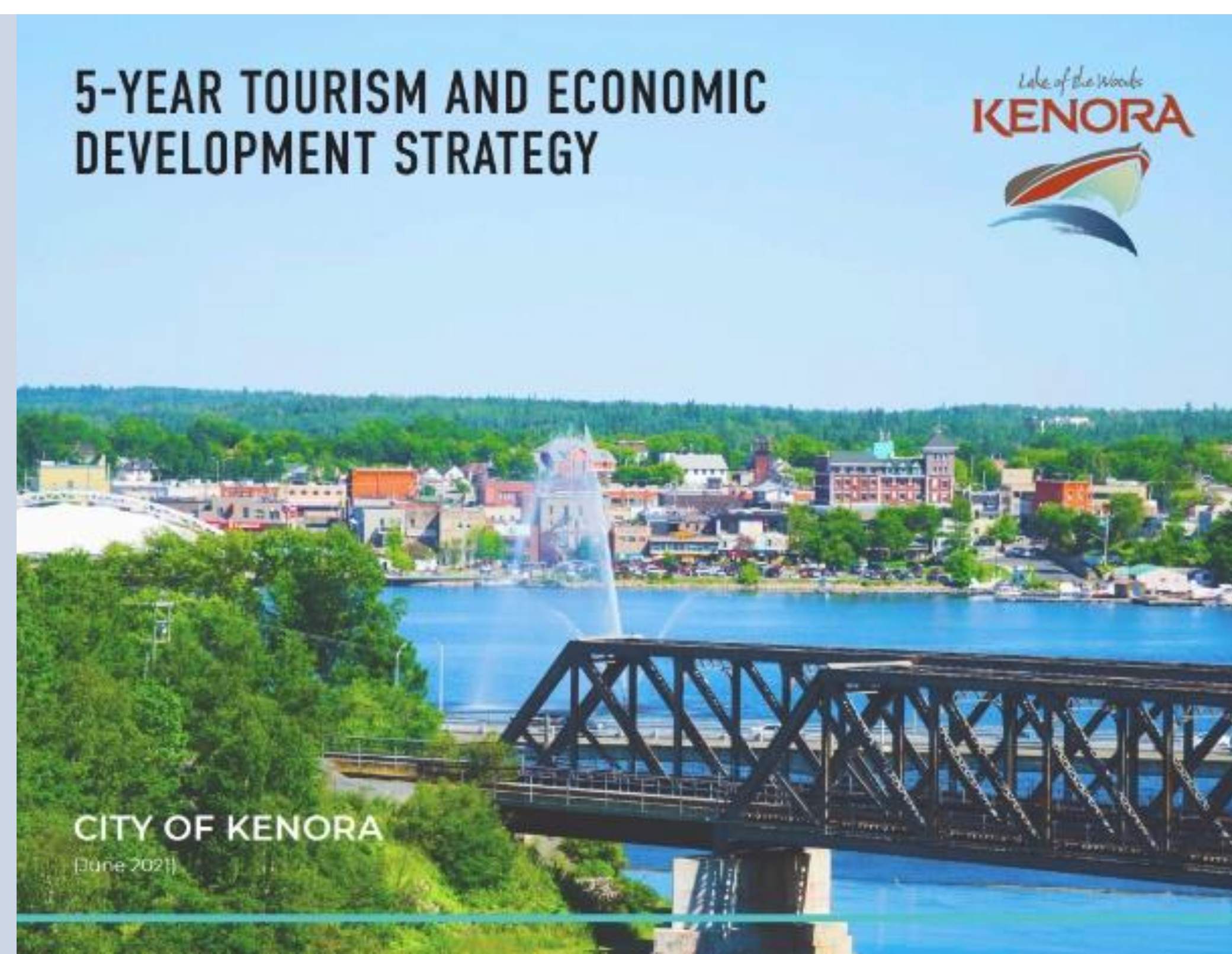


## A Hub in the Northwest

The City of Kenora is a **regional hub**, providing a range of commercial, health, and wellness services to Northwestern Ontario. There are large-scale residential and institutional developments planned, including the proposed new All Nations Hospital.

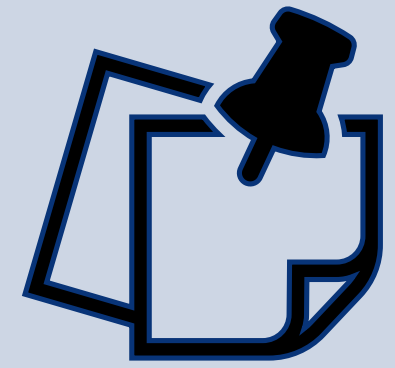
The City is also a year-round tourism destination, and has focused on the development of new tourism infrastructure projects, including the Lake of the Woods Discovery Centre and downtown revitalization of Harbourn Town Centre.

The Official Plan, Zoning By-law, and Community Improvement Plan Reviews will explore opportunities to continue supporting economic development and tourism initiatives, including implementation of the City's **5-Year Tourism and Economic Development Strategy (2021)**. The Reviews will also consider planning for the City's continued growth as a regional hub in the Northwest.





# A Hub in the Northwest



Write your thoughts on sticky notes and place it on the board or mark an area on the table map!

**What opportunities should be considered through the Official Plan, Zoning By-law, and Community Improvement Plan Reviews in planning for Kenora as a regional hub? What challenges currently exist?**

**Opportunities**

**Challenges**

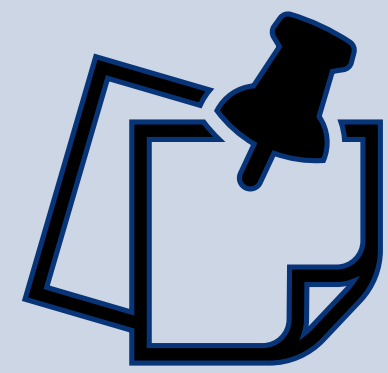


Visit Kenora



## Thank you for participating!

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Write your thoughts on sticky notes and place it on the board!

Help us understand what **priorities** for the community should be considered through the City of Kenora Official Plan, Zoning By-law, and Community Improvement Plan Reviews.

**Is there anything that has been missed, or information you would like to share with the project team?**





## How to stay involved

Stay informed on the future project milestones at:

**City Website:**

<https://www.kenora.ca/OPZBLCIPreview/>

**City Social Media:**

City of Kenora Facebook –  
<https://www.facebook.com/CityofKenora/>  
X (formerly Twitter) – @CityofKenora

Share additional comments or questions about the **Official Plan and Zoning By-law Review** with:

**Janis Pochailo, RPP, MCIP**

Director of Planning and Building Services  
City of Kenora

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

Phone: (807) 467-2192

Share additional comments or questions about the **Community Improvement Plan Review** with:

**Stace Gander**

Director of Economic Development and  
Tourism

City of Kenora

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

Phone: (807) 467-4655



City of Kenora  
Official Plan, Zoning By-law, and Community Improvement Plan Reviews



# Complete the Community Survey

by scanning the QR code or visiting:

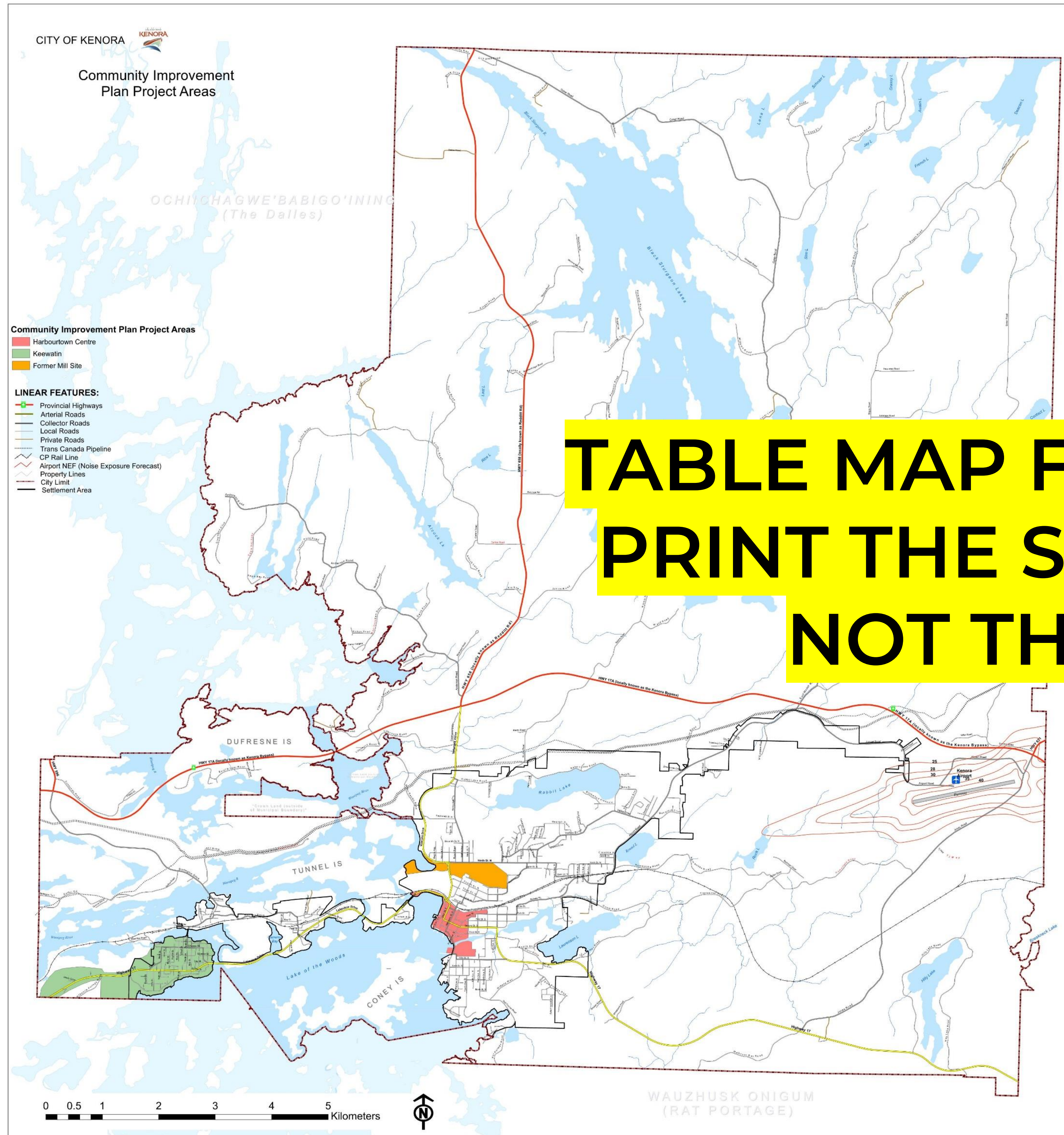
<https://www.surveymonkey.com/r/CommunitySurvey-OPZBLCIP-Reviews>

The survey closes March 19, 2025.





# City of Kenora Official Plan, Zoning By-law, and Community Improvement Plan Reviews



**TABLE MAP FOR PLOTTING –  
PRINT THE SCHEDULE PDF  
NOT THE BOARD**