

Tara Vader

From: [REDACTED]
Sent: Wednesday, March 18, 2026 11:02 AM
To: Planning
Subject: File Number: D14-26-01 Zoning Bylaw Amendment

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Thank you for providing affected residents with an opportunity to provide comments.

Small business is critical to well being of our community. Woods' N Goods convenience store and restaurant is an important and valued member of the Rideout community. My comments below are directed towards the proposed changes, and not towards the current operation of Woods' N Goods.

Overall Comments - Traffic:

I have significant concerns regarding the increase in vehicle traffic. Both Mellick Avenue and Ninth Street North are main transportation routes for school buses, emergency services (ambulance and fire), the waste transfer station and public works (such as snow removal). Making a left hand turn from Mellick Avenue to Ninth Street North is very challenging during peak traffic. The impact of additional vehicles entering and exiting the proposed car wash and/or gas bar will further impact the safe flow of all traffic at this very busy intersection.

I also have concerns regarding the potential increase in traffic using the back lane as an alternate entrance/exit route. Specifically, the back lane from Ninth Street North to Tenth Street North, between Mellick Avenue and Main Street Rideout. The back lane is heaving. To support an increase in traffic and ensure safety, repair work is required.

Comments – Car Wash:

The City must ensure that the sewer and water infrastructure is sufficient to manage the increase in usage by a car wash. Residential properties in the neighbourhood must not experience any degradation in sewer and water services.

Comments – Gas Bar:

I am concerned with a gas bar opening in the midst of a residential neighbourhood. Most gas bars are “at the edge” of neighbourhoods, such as the Norman Co-op or the gas bar on Valley Drive. It is imperative that all environmental risks are addressed, including risks related to gas spills, gas leakages and fumes. Not only is this a residential area, it is at the intersection of two main transportation routes – the intersection of Mellick Avenue and Ninth Street North.

Thank you for providing me with the opportunity to comment.

Sincerely,

[REDACTED]
Property Owner

[REDACTED]
Kenora Ontario
[REDACTED]

From: [Planning](#)
To: [Ryan Haines](#)
Subject: FW: File Number D14-26-01
Date: Friday, March 27, 2026 11:52:37 AM

From: [REDACTED]
Sent: Friday, March 27, 2026 11:38 AM
To: Planning <planning@kenora.ca>
Subject: File Number D14-26-01

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To whom it may concern,

Hello, my name is [REDACTED] and I am the current owner of [REDACTED]. I am writing to you to express some concerns that I have in regard to the letter I received in the mail; **File Number D14-26-01** about the potential of Woods N' Goods expanding their business. To my understanding, they are requesting to build/expand a gas bar and car wash on the current empty lot that is situated adjacent to the south facing aspect of my home.

One concern that I have is how close would this expansion be to my property line. I have a deck that is situated right at the property line and 3 large south facing windows that look directly into my living area. Currently there are trees that are situated between the business and empty lot which assists in maintaining my privacy. Due to this possible new expansion I feel as though my privacy would be sacrificed and putting my home and privacy life on display. A potential solution that I would be willing to explore is to have a higher privacy fence built at the expense of Woods N' Goods to ensure that my privacy is kept. According to By-Law Number 163 Section 5 Fence Height- non residential properties "***Where a residential property is adjacent to a non-residential property, a fence may be permitted to a maximum height of 3.04 metres (10 feet) in a rear or side yard***". I request that the fence is to be built according to the maximum allowance.

Another concern that I have would be the hours of operation. With most car washes, they are usually self service and the hours are 24/7. Myself and my partner are both shift workers and with the current hours of operations we have had no negative impact, but I am concerned it would negatively impact us if the hours of the expansion would be 24/7. Many new car washes have bright flashing lights and voice activated prompts. There would also be an increased amount of traffic coming and going at all hours of the night. I feel as though this would negatively disrupt the neighborhood and especially my household as I am directly beside the expansion zone. If the hours of operation are within reason, I am more at ease with the expansion.

As long as my concerns are addressed and solutions are provided by Woods N' Goods, I am open to their desire of expansion.

Thank you in advance and other suggestions are welcome. Please do not hesitate to reach out,

[REDACTED]

From: [Planning](#)
To: [Ryan Haines](#)
Subject: FW: Comments on File: D14-26-01
Date: Friday, March 27, 2026 11:53:35 AM

From: [REDACTED]
Sent: Friday, March 27, 2026 11:40 AM
To: Planning <planning@kenora.ca>
Subject: Comments on File: D14-26-01

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Thank you for the opportunity to provide feedback on a proposed zoning by-law amendment to allow Woods'N Goods to expand their business into a car wash and gas bar.

I am a resident of the Rideout neighbourhood [REDACTED]
[REDACTED] I was happy to see the new owners take over the former Luby's convenience store and frequently see my neighbours visiting the store and restaurant. However I oppose the expansion of their business to include a car wash and gas bar for the following reasons:

1. Creation of a gas station.

My concern is the air pollutants of the gas station increase the health risks to myself and my neighbours. Volatile organic compounds such as benzene, toluene, ethylbenzene, and xylene (BTEX) are emitted into the atmosphere at gas stations leading to chronic exposure of nearby residents (Barros et al., 2019). Benzene is a type I carcinogen and long-term exposure to xylene and toluene affects the respiratory and central nervous systems (Barros et al, 2019).

Brizard et al (2026) did a study of 824, 414 newborns in Quebec Canada which showed that children born within 100 m of a gas station had higher cancer risks. Leukemia risks especially increased with decreasing living distance from the gas station.

2. Impacts of car wash stations

My concern is that that wastewater from carwashes contains grime, oils, grease, heavy metals and detergents which, depending on where the storm water from this area drains, will end up in our water systems (Mooney et al., 2020). Detergents in the carwash wastewater cause foams which reduce oxygen levels and destroys fish mucus membranes. The oils in the wastewater can cover the gills of fish and inhibit plant and animal growth. Heavy metals

bioaccumulate in fish tissue and move up the food chain to reach humans (Monney et al., 2020).

If council feels that more gas stations and car washes are needed in Kenora and feels that the Rideout site is the best place for it, I would recommend a plan to reduce the toxicity risks of air quality to Rideout residents as well as ensuring treatment of the car wash wastewater is made a priority.

References

Barros, N., Carvalho, M., Silva, C., Fontes, T., Prata, J.C., Sousa, A., & Conceicao-Manso, M. (2019). Environmental and biological monitoring of benzene, toluene, ethylbenzene and xylene (BTEX) exposure in residents living near gas stations. *Journal of Toxicology and Environmental Health Part A*, 82(9), 550–563. <https://pubmed.ncbi.nlm.nih.gov/31266404/>

Brizard, F., Auger, N., Smargiassi, A., Gagnon, F., Robitaille, E., Coltin, H., & Buteau, S. (2026). Gasoline stations and risk of childhood cancer: a population-based cohort study in Quebec, Canada. *Environmental Pollution*, 394. <https://doi.org/10.1016/j.envpol.2026.127737>.

Monney, I., Donkor, E., & Buamah, R. (2020). Clean vehicles, polluted waters: empirical estimates of water consumption and pollution loads of the carwash industry. *Heliyon*, 6. <https://pmc.ncbi.nlm.nih.gov/articles/PMC7226662/>