

April 14, 2026



City Council Committee Report

To: Mayor and Council

From: Ryan Haines, Planner

**Re: D07-26-01 - Application for Draft Plan of Subdivision Approval
– 1 Johnson Road**

**Location: CON 6J S PT LOT 9 PT; PCL14363 S OF HWY 604 LESS; 23R-
9268 PART 1**

Owner: Robert and Penny Norris

Recommendation:

That Council hereby approves the application for Draft Plan of Subdivision (File No. D07-26-01) for the lands described as CON 6J S PT LOT 9 PT; PCL14363 S OF HWY 604 LESS; 23R-9268 PART 1; and further

That Council's approval be subject to the following conditions:

- 1) Subdivision Agreement** - That the Owner enter into a Subdivision Agreement with the City of Kenora, to be registered on title, to address all municipal requirements, including but not limited to servicing, grading, drainage, roads, and other infrastructure works, to the satisfaction of the City.
- 2) Costs** - That all costs associated with development, technical/legal review and registration of the subdivision agreement be borne by the Owner.
- 3) Zoning Approvals as required** - That the zoning for the property must be amended to allow for the lots, as shown on the approved draft plan, including minimum lot size and frontage, to the satisfaction of the City. Should any structures on the subject lands not conform with the zoning bylaw, minor variances will be required as necessary.
- 4) Road Widening (Johnson Road)** - That the Owner convey to the City of Kenora, free of encumbrances and at no cost to the City, a strip of land measuring 5.0 metres in width along the entire length of the subject lands abutting Johnson Road on the western property boundary, with the exact limits and legal description to be determined through an Ontario Land Surveyor and to the satisfaction of the City.
- 5) Letter of Comfort – Existing Garage** - That, prior to final approval or registration of the plan, the Owner may obtain a Letter of Comfort from the City of Kenora confirming the status of the existing garage structure currently located on lands to be conveyed to the City, to the satisfaction of the City of Kenora.
- 6) Easements** - That utility and drainage easements as required by the City or any utility provider be granted, or written confirmation be provided that none are required, to the satisfaction of the City.

- 7) Realignment of Hager Road** - That the Owner be required to relocate and realign Hager Road to the south such that it is situated entirely within the City's road allowance, with final alignment, design, and construction to be completed to the satisfaction of the City of Kenora.
- 8) Parkland Dedication** - That the Owner provides 5% parkland dedication to the City of Kenora. Parkland dedication may be a combination of land and/or cash-in-lieu of land as determined by the City of Kenora.
- 9) Registration** - That prior to final approval and registration of the plan of subdivision:
- a) The Owner shall retain an Ontario Land Surveyor to prepare the final plan of subdivision and any required reference plans (R-plans) for easements, rights-of-way, and utility corridors, in conformity with the approved draft plan and all conditions of approval;
 - b) The Owner shall submit the final plan and reference plans, in digital and Mylar format, to the City for review, and the City shall confirm that:
 - i) the plans conform to the approved draft plan and subdivision agreement;
 - ii) all required easements, blocks, conveyances, and road widenings have been appropriately identified; and
 - iii) all conditions of draft approval have been satisfied or secured;
 - c) The Owner shall obtain written confirmation from all applicable utility providers and agencies that any required easements and servicing corridors are acceptable;
 - d) The Owner shall satisfy all financial and legal requirements, including execution of the subdivision agreement, provision of securities, and payment of applicable fees and charges;
 - e) Upon confirmation that all conditions have been satisfied, the City shall authorize execution of the final plan and any reference plans by the appropriate signing authorities, and such execution shall constitute confirmation that the conditions of draft approval have been satisfied or appropriately secured;
 - f) The Owner's solicitor shall register the final plan of subdivision and any associated reference plans in the appropriate Land Registry Office, together with all required supporting documentation;
 - g) The Owner shall ensure that any required conditions, including but not limited to restrictive covenants, notices, or provisions respecting specific blocks, are registered on title as required by the City; and
 - h) The Owner shall provide the City with confirmation of registration, including copies of the registered plan(s), reference plans, and any registered instruments, for municipal records.
- 10) Taxes** - That any outstanding taxes be paid prior to registration.
- 11) Lapsing Provision** - That the Draft Plan approval shall lapse in three (3) years unless extended by the Director of Planning and Building Services, or their designate.
- 12) Delegation** - That the Director of Planning and Building Services, or their designate, be authorized to grant minor modifications to any of the conditions of draft approval, provided that such modifications are technical in nature, do not

alter the intent of the approval, and are consistent with applicable legislation, the City of Kenora Official Plan, and Zoning By-law.

Executive Summary:

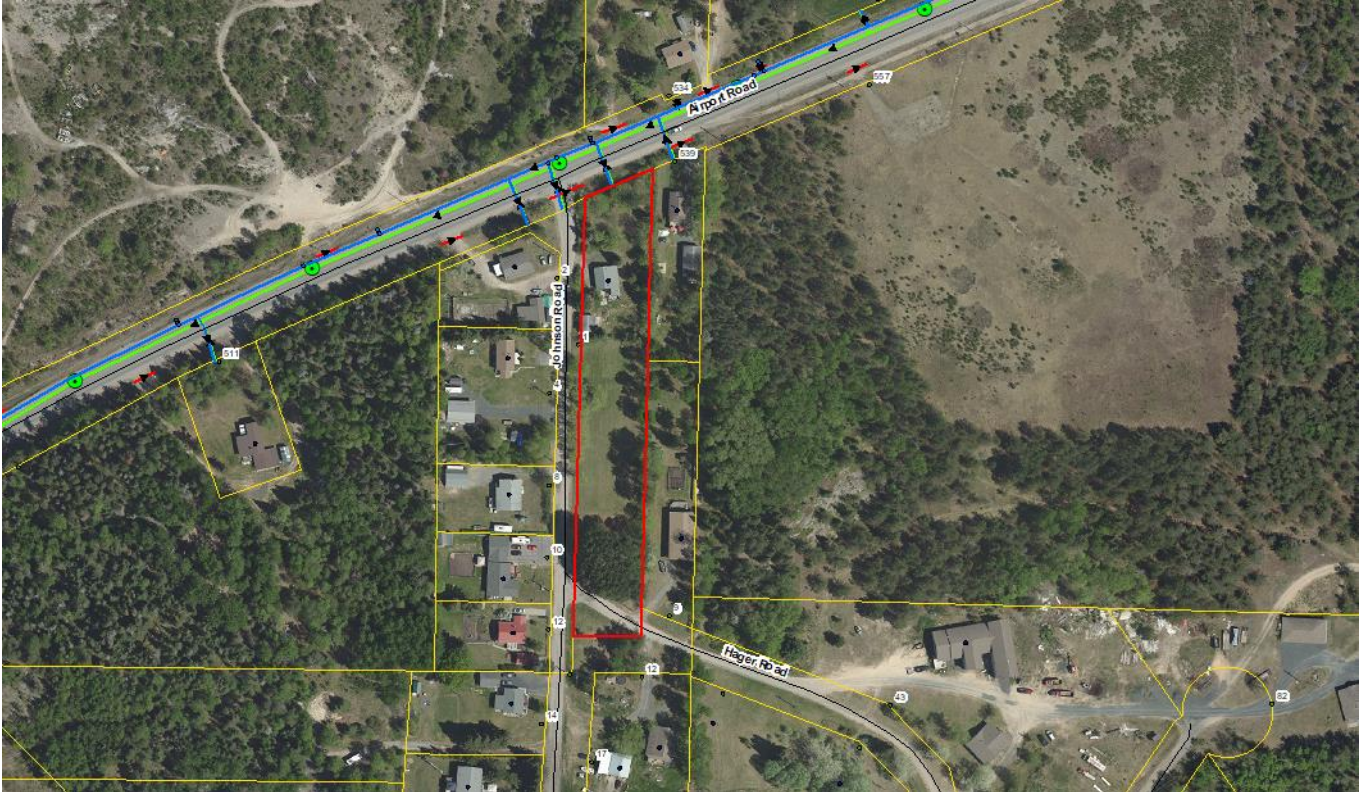
The applicants have submitted an application for a five (5) lot Draft Plan of Subdivision on lands municipally known as 1 Johnson Road. The intent is to create four (4) new residential lots.

The subject lands are approximately 0.60 hectares in area with frontage along the Airport Road and Johnson Road. There is a single-detached home on the residual Parcel. The new lots are vacant. The proposed lots range in size from approximately 812 m² to 1,766 m², with frontage between 31.29 m and 60.79 m.

The application represents a modest infill subdivision within an established rural residential area. The proposed development is intended to proceed on full municipal services, with access provided via Johnson Road. The proposal is consistent with the Provincial Planning Statement (2024), conforms to the City of Kenora Official Plan, and represents an efficient use of existing municipal infrastructure within a developed area. No significant constraints have been identified that would preclude development of the lands, subject to standard conditions of draft plan approval.

No objections have been identified through internal circulation or agency review. The application represents good land use planning and efficient use of new and existing municipal infrastructure.

Figure 1. Location Map (Kenora GIS 2024) - Area subject to proposed plan of subdivision (in red) as well as retained lands



Background:

Location: 1 Johnson Road

Legal Description: CON 6J S PT LOT 9 PT; PCL14363 S OF HWY 604 LESS; 23R-9268 PART 1

Property Size: 0.60 ha

Existing Use: Vacant land (previously maintained as lawn) with single-detached dwelling at northern end of lot.

Official Plan Designation: Residential Development

Zoning: Rural Residential

Surrounding Uses: Existing development in the area consists primarily of low-density single detached dwellings, many of which have been established for several decades.

Proposed Draft Plan of Subdivision

The proposal includes:

a) Residential Lots

- i) Five (5) residential lots fronting onto Johnson Road.
- ii) Lot frontage ranges from 31.29 m to 60.79 m.
- iii) Lot areas range from 812 m² to 1,766 m².
- iv) Intended for single detached residential development .

b) Servicing

- i) Municipal water and sanitary sewer services are proposed.
- ii) No communal or private servicing systems are proposed.

c) Access

- i) All lots will have direct frontage and access onto Johnson Road, a municipally maintained road.
- ii) Hager Road will need to be realigned to the City right-of-way to support this development.

- Engineering: No comments.
- Operations: No concerns.
- Utilities: Hydro, telecom, and gas available with no required upgrades.
- Environmental: No natural heritage features identified.

No public comments have been received to date.

Budget: The budgetary implications for the proposed subdivision are expected to be positive. The cost of extending sewer and water service for approximately 140m along Johnson Road will be borne by the developer and ongoing maintenance for these utilities will be recouped by service fees from the four new residential lots. Properties on the west side of Johnson Road are expected to eventually connect to these services, further supporting maintenance costs. The new lots will contribute to the municipal tax base with minimal impact to the City's operating budget. Garbage/Recycling service as well as Road Maintenance are currently provided to Johnson Road.

Risk: The development will require the relocation of Hagar Road and the installation of underground services along Johnson Road. This work is to be completed by the proponent. Risk to City property will be managed through a subdivision agreement. Financial security as well as proof of insurance will be required.

Communication Plan / Notice By-law Requirements: Notice was completed in accordance with the Planning Act including mail notice to neighbouring property owners, notice in the local newspaper, and a notice sign posted on the subject property.