

# **The Corporation of the City of Kenora**

## **By Law Number 120 - 2023**

### **A By-law to Amend Comprehensive Zoning By-law 101-2015, as amended and Remove Holding Zone for bylaw 191-2019**

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Whereas the Council of the Corporation of the City of Kenora passed Comprehensive Zoning By-law No. 101-2015 on December 15, 2015; and

Whereas Council has amended By-Law 101-2015 from time to time; and

Whereas it is deemed advisable and expedient to further amend By-Law 101-2015; and

Whereas the City of Kenora Official Plan, Section 8.3.3: Council may utilize Holding provisions as permitted under Section 36 of the Planning Act in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of the development; and

Whereas where Council uses a Holding provision, the use of land may be restricted to existing uses until site contamination or other environmental constraints have been appropriately addressed; and

Whereas on December 17, 2019 the Council of the Corporation of the City of Kenora adopted zoning amendment bylaw 191-2019 for the former Abitibi Mill Site (addressed at that time as 661 Ninth Street North) which enacted certain portions of the property, including the one that has since been subdivided as Lot 5, Plan 23M-974, being zoned as R3[h], Residential Third Density, Holding Zone; and

Whereas the property owner has fulfilled the condition for removal of the holding provision on this portion of the property; and

Whereas a Record of Site Condition has not been filed for the western portion of the property requiring the holding zone to remain on that portion of the property preventing any future development until the holding conditions are addressed or the zoning is amended to a non-residential zone;

Now therefore the Council of the City of Kenora Enacts as follows:

1. That Council hereby approves the removal of the Holding “[h]” provision from a portion of lot 5 for which a Record of Site Condition has been completed, to allow the use of the land in accordance with the “R3” Residential – Third Density Zone as outlined in Schedule A attached to this bylaw.

2. That this By-Law shall come into force as provided in the *Planning Act* c. 13, R.S.O. 1990, as amended, and thereupon shall be effective from the date of its final passing.
3. The City's Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this By-law, in accordance with the *Planning Act* c. 13, R.S.O. 1990, as amended.

**By-law read a First and Second time this 20<sup>th</sup> day of September, 2023**

**By-law read a Third and Final time this 20<sup>th</sup> day of September, 2023**

**The Corporation of the City of Kenora:-**

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**Andrew Poirier, Mayor**

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**Heather Pihulak, City Clerk**

## Schedule "A"

**PLAN OF SURVEY OF**  
 PART OF  
**LOT 5, PLAN 23M-974**  
**CITY OF KENORA**  
 DISTRICT OF KENORA  
 ERIC RODY, OLS

SCALE 1 : 750

METRIC DISTANCES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.

**BEARING NOTE**  
 BEARINGS AND COORDINATES ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING ON NAL 1 AND MONUMENT 5586 TO YIELD A GRID BEARING OF N 53°33' E, NAD 83 CSRS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 15 (93° W LONGITUDE) (2010).

**ROTATION NOTE**  
 NO ROTATION REQUIRED.

**SCALE FACTOR NOTE**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999893.

**LEGEND**

- DENOTES - SURVEY MONUMENT FOUND
- DENOTES - SURVEY MONUMENT PLANTED
- IB DENOTES - IRON BAR
- RB DENOTES - ROCK BAR
- SSIB DENOTES - SHORT STANDARD IRON BAR
- SB DENOTES - STANDARD IRON BAR
- 1262 DENOTES - R. M. JOHNSON, O.L.S.
- RUGD DENOTES - RUGGED GEOMATICS INC.
- P DENOTES - PLAN 23M-974
- FNE DENOTES - FOUND NO EVIDENCE

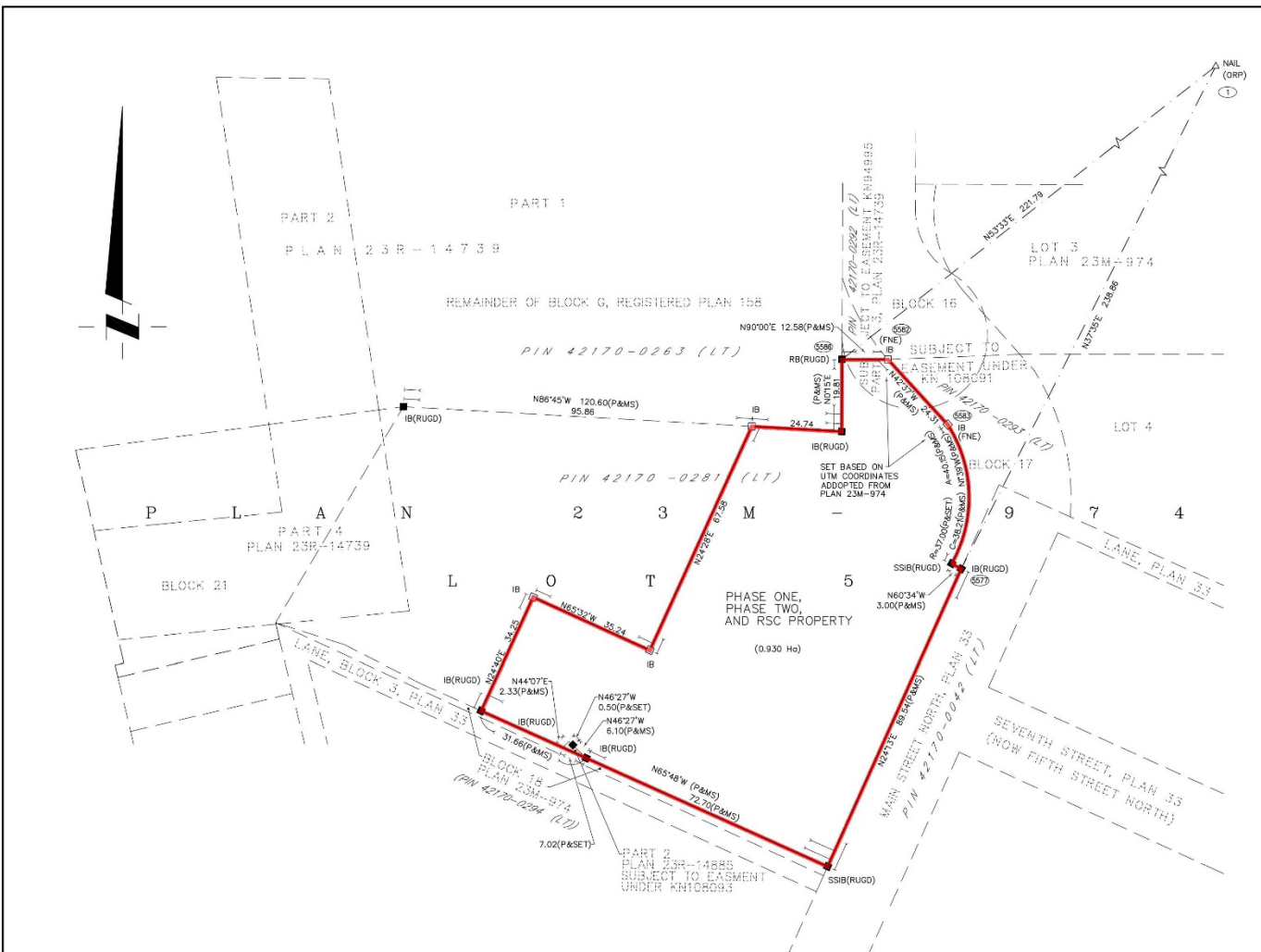
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 2023 02 23

DATE 2023 03 10

*Eric Rody*  
 ERIC RODY  
 ONTARIO LAND SURVEYOR



**INTEGRATION COORDINATE TABLE**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 15, NAD 83 CSRS (2010).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF C.R.S.G.: 218/7(1).

POINT NO.	NORTHING	EASTING
1	5514724.51	39311.88
5577	5514535.28	392996.38
5586	5514592.80	392863.61
5582	5514592.80	392976.19
5583	5514574.92	392892.65

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**RUGGED GEOMATICS INC.**  
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 CANADA  
 ONTARIO LAND SURVEYORS  
 CANADA LANDS SURVEYORS

PARTY CHIEF: KYLE CRESWICKE & CAM LONGE  
 CHECKED BY: ERIC RODY, O.L.S., C.L.S.  
 FILE: SK19065  
 DRAWN BY: JASON ROMAS

