

The Corporation of the City of Kenora

By Law Number 139 - 2024

A By-law to adopt Amendment Number 23-02 to the Official Plan of the City of Kenora

Whereas the Council of the Corporation of the City of Kenora has received an application to amend the Official Plan for the City of Kenora; and

Whereas the Council has determined that the said amendment is suitable for adoption;

Now therefore the Council of the Corporation of the City of Kenora, pursuant to Subsection 21(1) and Subsection 17(22) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby enacts as follows:

1. Amendment No 24-02 to the Official Plan for the City of Kenora, in the form annexed to this By-law, is hereby adopted.
2. The Mayor and Clerk are authorized to execute such certificates and other documents and to take or cause to be taken such action as may be required to evidence and confirm the adoption of the said Amendment.
3. The Clerk is authorized and directed to give notice of the said adoption and to other comply with the requirements of the *Planning Act* relating thereto.
4. That this By-Law shall come into force and take effect on the date of its final passing.

By-law read a First and Second time this 15th day of October, 2024

By-law read a Third and Final time this 15th day of October, 2024

The Corporation of the City of Kenora:

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

**AMENDMENT NO. 24-01 TO THE
OFFICIAL PLAN FOR THE CITY OF KENORA**

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OFFICIAL PLAN FOR THE CITY OF KENORA

Amendment No. 24-02 to the Official Plan for the City of Kenora was presented to the Council of the City of Kenora on the 15th day of October, 2024.

The amendment was adopted by the Council by By-law Number 139- 2024 in accordance with Section 21(1) and Section 17(22) of the Planning Act on the 15th day of October, 2024.

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

PART A – THE PREAMBLE

PURPOSE

The purpose and effect of the Official Plan Amendment is to amend Section 4.4.1 Permitted Uses of the Official Plan for the City of Kenora to add “d) Mixed-use developments with commercial uses on the ground floor and residential uses located above are permitted” to the list of permitted uses in the Commercial Development Area designation. Further to re-designate the subject lands illustrated in Exhibit 1 (“the subject lands”), to and forming part of this Amendment, in the Official Plan for the City of Kenora from Rural Area, to Commercial Development Area, to permit mixed use development (commercial and residential uses) on the lands.

LOCATION

The text amendment to Section 4.4.1 of the Official Plan will apply to all lands designated as Commercial Development Area in Schedule “A” – Land Use Designations. The lands affected by the map Amendment include the lands illustrated in Exhibit 1 to and forming part of this Amendment.

BASIS

The applicant’s vision for the proposed subject lands is to develop two 4-storey mixed-use buildings with commercial on the main floor and residential on the upper floors. This development will contribute additional housing to meet the identified need for new housing in the City. Future development of the lands will be subject to Site Plan Control and must be compliant with the zoning by-law. A concurrent application has been submitted to amend the zoning for the subject property to “LC” Local Commercial Zone with site specific exceptions to permit mixed-use multi-unit residential development.

The proposed amendment does not conflict with the Growth Plan for Northern Ontario 2011 and is consistent with the 2020 Provincial Policy Statement. The proposed Official Plan Amendment will conform to the policies of the official plan, it represents good planning and is in the public interest.

PART B – THE AMENDMENT

AMENDMENT NO. 24-01 TO THE

OFFICIAL PLAN FOR THE CITY OF KENORA

1. Section 4.4.1 Permitted Uses

Section 4.4.1 Permitted Uses in the Commercial Development Area is amended with the addition of d) Mixed-use developments with commercial uses on the ground floor and residential uses located above are permitted.

2. Schedule “A” – Land Use Designations

The lands illustrated on Exhibit 1, to and forming part of this Amendment, are re-designated from Rural Area to Commercial Development Area as shown on the said Exhibit.

**EXHIBIT 1 TO AMENDMENT NO. 24-02
OF THE KENORA OFFICIAL PLAN**

