

The Corporation of the City of Kenora

By-law Number 175 - 2024

A By-law to Amend Comprehensive Zoning By-law 101-2015

Whereas Section 8(1) of the *Municipal Act*, S.O 2001, as amended, confers broad authority on a municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

Whereas Section 8(2) of the *Municipal Act*, S.O 2001, as amended, further indicates that in the event of ambiguity in whether or not a municipality has the authority under this or any other Act to pass a by-law or take other action, the ambiguity shall be resolved so as to include, rather than exclude, powers the municipality had on the day before this Act came into force; and

Whereas Section 9 of the *Municipal Act*, S.O 2001, as amended, grants a municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

Whereas Section 34(1) of the *Planning Act*, R.S.O. 1990, as amended, permits the passing of zoning by-laws by the councils of local municipalities; and

Whereas it is deemed advisable and expedient to further amend By-law 101-2015 in order to correct an administrative error;

Now therefore be it resolved that the Council of the City of Kenora enacts as follows;

1. That this By-law shall apply to the property described as LT-180-186 BLK 8 PL 86 1206 Sixth St N, Plan 88 Blk 8, Lot 180; Part 1, Plan 23R-14950 and LT 18 LT 180-186 BLK 8 PL 88, 1206 Sixth St N, Plan 88 BLK 8, Lot 180: Kenora, City of Kenora, District of Kenora PIN 42169-0250, PIN 42169-0295, PIN 42169-0140, and as identified in Schedule "A".
2. That By-law 101-2015 is hereby amended by changing the zoning of the property from "R3[59]" Residential – Third Density, Exception Zone, with a site-specific exemption from 3.13.1 of the Zoning By-law to permit four separate four-unit dwellings to be built on a single lot, to "R3[60]" Residential – Third Density, Exception Zone, with a site-specific exemption from 3.13.1 of the Zoning By-law to permit four separate four-unit dwellings to be built on a single lot, thereby correcting a numbering error.
3. That this by-law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act* c. 13, R.S.O. 1990, as amended.

By-law read a first and second time this 17th day of December, 2024

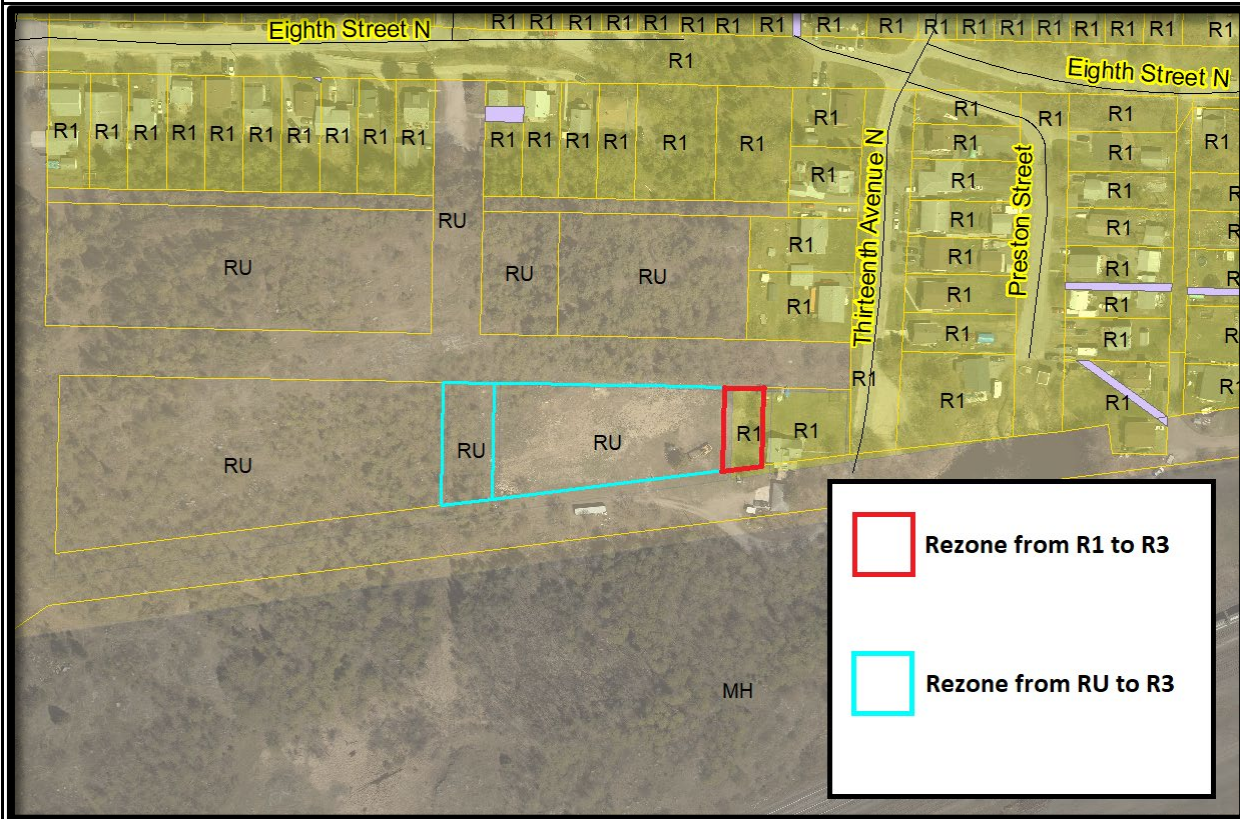
By-law read a third and final time this 17th day of December, 2024

The Corporation of the City of Kenora:

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

**City of Kenora By-law No. 175 - 2024
Schedule "A"**



4. LT-180-186 BLK 8 PL 86 1206 Sixth St N, Plan 88 Blk 8, Lot 180; Part 1, Plan 23R-14950 and LT 18 LT 180-186 BLK 8 PL 88, 1206 Sixth St N, Plan 88 BLK 8, Lot 180: Kenora, City of Kenora, District of Kenora PIN 42169-0250, PIN 42169-0295, PIN 42169-0140, and as identified in Schedule "A".
5. That this By-law will cause the zoning of the property as identified to be changed from "R3[59]" Residential – Third Density, Exception Zone, with a site-specific exemption from 3.13.1 of the Zoning By-law to permit four separate four-unit dwellings to be built on a single lot, to "R3[60]" Residential – Third Density, Exception Zone, with a site-specific exemption from 3.13.1 of the Zoning By-law to permit four separate four-unit dwellings to be built on a single lot, thereby correcting a numbering error.

Andrew Poirier, Mayor

Heather L. Pihulak, City Clerk