

# The Corporation of the City of Kenora

## By-law Number 3 - 2025

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

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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; and

Whereas under Section 8.3.3 of the City of Kenora Official Plan 2015, 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 by-law 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 Lot 15, Plan 23M-974, being zoned as R3[h], Residential Third Density, Holding Zone; and

Whereas in fulfillment of the requirements to remove the Holding provision for a portion of Lot 15 Plan 23M-974, as described on a Plan of Survey certified by Ontario Land Surveyor Eric Rody on October 25, 2024, Record of Site Condition B-402-1315213893 was filed with the Province of Ontario on December 19, 2024; and

Whereas a Record of Site Condition has not been filed for the remainder of the property;

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 portion of Lot 15 Plan 23M-974 which is described on a Plan of Survey certified by Ontario Land Surveyor Eric Rody on October 25, 2024, as illustrated in Schedule "A".
2. That Council hereby approves the removal of the Holding "[h]" provision for the above noted land, to allow the use of said land in accordance with provision of the "R3" Residential – Third Density Zone.
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, and thereupon shall be effective from the date of its final passing.

4. The City Clerk is hereby authorized and directed to proceed with 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 22<sup>nd</sup> day of January, 2025**

**By-law read a third and final time this 22<sup>nd</sup> day of January, 2025**

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

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**Andrew Poirier, Mayor**

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**Heather L. Pihulak, City Clerk**

**City of Kenora By-law No. 3-2025**  
**Schedule "A"**  
**Lands to remove "[h]" Highlighted in Red**



1. Subject lands legally described as Part of PIN 42170-0291 LOT 15, PLAN 23M974; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 23R14886 AS IN KN116925; CITY OF KENORA
2. Lands to be rezoned from R3-h to R3.

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Andrew Poirier, Mayor

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Heather Pihulak, City Clerk