

The Corporation of the City of Kenora

By Law Number 88 - 2025

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

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 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 to reduce residential parking requirements and improve parking design standards; and

Whereas the Council of the City of Kenora seeks to promote affordable, compact, and accessible development through the modification of parking standards.

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

1. That Table 4: Required Parking Spaces of Comprehensive Zoning By-law No. 101-2015 is hereby amended by reducing the Minimum number of parking spaces required for apartment dwellings, multiple attached dwellings and stacked dwellings, outside the Harbourtown Centre Area from 1.5 stalls per dwelling unit to 1 stall per dwelling unit as shown below:

Table 4: Required Parking Spaces

Use	Minimum Number of Parking Spaces Required
Residential Uses	
Apartment dwelling	1.5 per dwelling unit (Harbourtown Centre Area as defined by the City of Kenora Official Plan) 1 per dwelling unit (outside the Harbourtown Centre Area)
Bed and breakfast	1 per dwelling unit plus 1 per guest room
Boarding house	0.5 per boarding unit
Continuum care facility	0.25 per rooming unit or 4 beds plus 1 per 100 m ² of gross floor area used for medical, health or personal services
Converted dwelling	0.5 per dwelling unit
Duplex	1 per dwelling unit
Emergency shelter	1 per 100 m ² of gross floor area
Group home	1 per 100 m ² of gross floor area
Mobile home park/mobile home site	1 per mobile home site plus 5 for each accessory commercial or recreational use building
Multiple attached dwelling	1.5 per dwelling unit (Harbourtown Centre Area as defined by the City of Kenora Official Plan) 1 per dwelling unit (outside the Harbourtown Centre Area)

Retirement home	0.5 per dwelling unit or 4 beds plus 1 per 100 m ² of gross floor area used for medical, health or personal services
Secondary dwelling	1 per dwelling unit
Semi-detached dwelling	1 per dwelling unit
Single-detached dwelling	1 per dwelling unit
Stacked dwelling	1.5 per dwelling unit (Harbourtown Centre Area as defined by the City of Kenora Official Plan) 1 per dwelling unit (outside the Harbourtown Centre Area)
<i>Supportive Housing [By-law No. 54-2019]</i>	<i>0.25 per rooming unit or 4 beds plus 1 per 100 m² of gross floor area used for medical, health or personal services.</i>
Triplex dwelling	1 per dwelling unit

2. That Section 3.23.10 of Comprehensive Zoning By-law No. 101-2015 is hereby added and shall read as follows:

3.23.10 Prohibition of Tandem Parking in Parking Calculations

- a) Tandem parking, defined as parking spaces arranged in a configuration where one vehicle is positioned directly behind another, requiring the movement of one vehicle to access the other, shall not be counted toward the minimum parking requirements established in this By-law.
- b) Notwithstanding 3.23.10(a), a parking space that is provided and maintained for the exclusive use of the occupant of an additional residential unit (ARU) may be a tandem parking space.
- c) Except for the provision for ARUs, only independently accessible parking spaces, where each vehicle has direct access to a driveway, aisle, or public street without the need to relocate another vehicle, shall be included in the calculation of required parking spaces.
- d) Tandem parking spaces may be permitted but shall not contribute to the required number of parking spaces for multi-unit residential, commercial, institutional, or mixed-use developments.

3. That Section 3.23.11 of Comprehensive Zoning By-law No. 101-2015 is hereby added and shall read as follows:

3.23.11 Stall Width for Covered or Underground Parking

- a) Notwithstanding any other provisions in this By-law, a reduced minimum parking stall width of 2.6 metres shall be permitted for parking spaces located within a covered or underground structure.
- b) The reduced stall width shall not apply to accessible parking spaces, which must comply with applicable accessibility standards.
- c) No more than 75% of the total required parking stalls, inclusive of outdoor, underground, and/or covered, for any development may have a width less than 2.85 metres.

4. That Section 3.23.12 of Comprehensive Zoning By-law No. 101-2015 is hereby added and shall read as follows:

3.23.12 Accommodations for Obstructions Adjacent to Parking Spaces

- a) Where a parking space is located adjacent to a fixed obstruction such as a wall, column, or other structural element, the minimum width of the parking space shall be increased by 0.3 metres for each obstructed side.
 - b) An obstruction is defined as any fixed object situated within 0.3 metres of the side of the parking space and more than 1.5 metres from the front or rear of the space.
5. 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.
6. 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 24th day of June, 2025

By-law read a third and final time this 24th day of June, 2025

The Corporation of the City of Kenora:-

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

By signing this bylaw on June 24, 2025, Mayor Andrew Poirier will not exercise the power to veto this bylaw.