

# The Corporation of the City of Kenora

## By-law Number 172 – 2025

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

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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;

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 municipally known as 67 & 69 Amethyst Street, legally described as Lot 133, Plan M639, City of Kenora, as shown on Schedule “A” attached hereto and forming part of this By-law.
2. That Zoning By-law No. 101-2015 is hereby amended by the addition of a new site-specific exception to Section 5.4 – *R1 Zone – Residential First Density Zone*, as follows:

#### **R1[64] (67 & 69 Amethyst Street)**

Notwithstanding the provisions of Section 5.4 and Section 3.23 of Zoning By-law No. 101-2015, the following site-specific regulations shall apply to the lands identified as R1[64]

##### **a) Permitted Uses**

- All uses permitted in the R1 Zone; and
- A *Day Nursery* (Early Learning Centre) as defined in Section 2.0 of the Zoning By-law.

##### **b) Off-Site Parking**

- Required parking for the Day Nursery use may be provided off-site within 120 metres of the subject property, subject to a valid lease agreement maintained to the satisfaction of the City of Kenora.

##### **c) Driveway Width**

- The maximum driveway width shall be 9.0 metres, consisting of one 4.5 metre ingress lane and one 4.5 metre egress lane, to facilitate safe drop-off and pick-up circulation.

d) All other provisions of the R1 Zone and the General Provisions of Zoning By-law No. 101-2015 shall continue to apply.

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.

**By-law read a first and second time this 16<sup>th</sup> day of December, 2025**

**By-law read a third and final time this 16<sup>th</sup> day of December, 2025**

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

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**Andrew Poirier, Mayor**

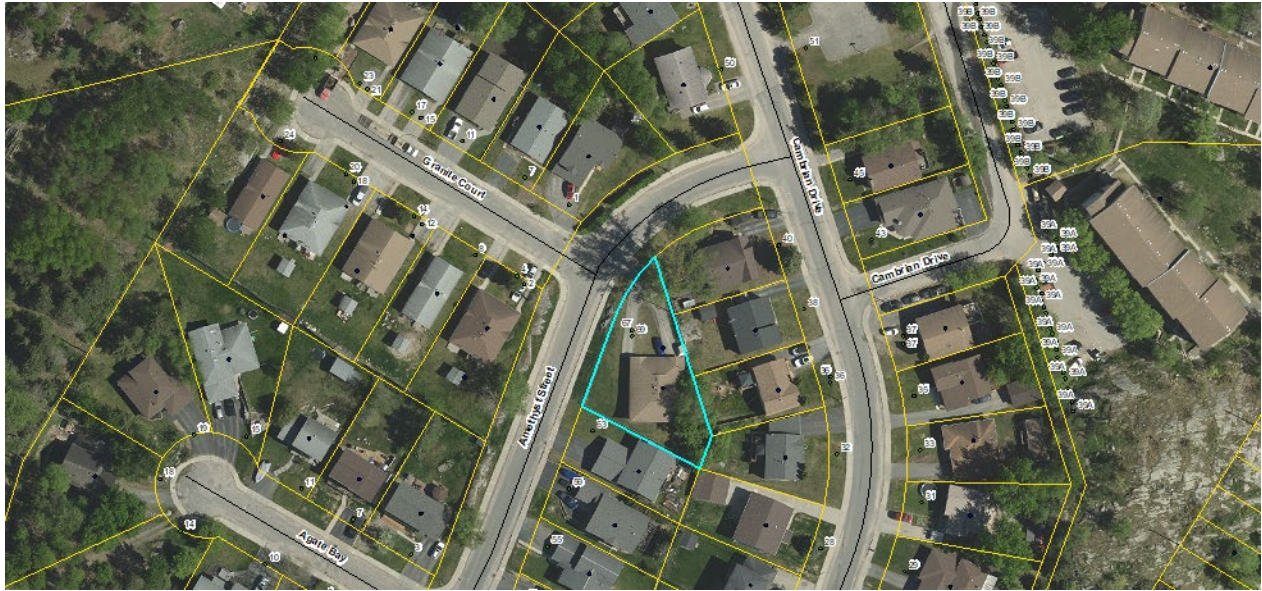
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**Heather Pihulak, City Clerk**

By signing this bylaw on December 16, 2025, Mayor Andrew Poirier will not exercise the power to veto this bylaw.

**City of Kenora By-law No. 172 – 2025**

**Schedule “A” – Subject Lands Highlighted in Light Blue**



1. Subject lands legally described as PLAN M639 LOT 133 PCL 37950.
2. Property to be rezoned from R1 to R1-[[?]]

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Mayor

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City Clerk