

# **The Corporation of the City of Kenora**

## **By-law Number 9 - 2026**

### **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 Council of the Corporation of the City of Kenora passed By-law No. 191-2019 on December 17, 2019, to rezone certain lands MH – Heavy Industrial / Future Development Zone to R3[h] – Residential Third Density with Holding Provision; and

Whereas the Holding (H) symbol was imposed pending approval of a Record of Site Condition for purposes of residential use; an agreement with the Corporation of the City of Kenora on terms and conditions satisfactory to the City, for the implementation of measures recommended in the Record of Site Condition; and the acceptance and approval by the City of Kenora of supporting studies, including a Transportation Impact Study; a Servicing Study; a Noise and Vibration Study; and Planning Rationale; and

Whereas a Record of Site Condition has been approved and filed with the Ontario Ministry of the Environment, Conservation and Parks as Record of Site Condition #B-403-5302995979, and further that no mitigation measures have been identified; and

Whereas the Corporation of the City of Kenora has entered into an agreement with Andrew Brookes for the extension of City services from Nineth Street N to the City Lane north of Fifth Street N, and a second agreement has been approved with 5901058 MB Ltd. for the extension of City services for the length of the Lane North of Fifth Street N. The purpose of these agreements is to provide sewer and water service to Lot 6 Plan 23M-974; and

Whereas a Traffic Impact Study, Noise Study, Vibration Study and Planning Rationale for the subject lands will be a requirement for Site Plan Approval;

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 unaddressed property on Fifth Street North, Kenora, Ontario, legally described as:

Plan of Survey of Part of Lot 6 Plan 23M-974; CITY of KENORA,  
prepared by Eric Rody, Ontario Land Surveyor  
on the 14th day of April 2023,  
and related to AOLS Plans Submission Form Number 2205762  
as identified by a bold red line in Schedule "A".

2. That Schedule "A" to By-law 101-2015, as amended by By-law No. 191-2019, is hereby further amended by removing the Holding (h) symbol from the lands described as Part of Lot 6 Plan 23M-974 on the above noted Plan of Survey.

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  
That the zoning of the subject lands shall now be R3 – Residential Third Density.

**By-law read a first and second time this 13<sup>th</sup> day of January, 2026**

**By-law read a third and final time this 13<sup>th</sup> day of January, 2026**

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

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**Andrew Poirier, Mayor**

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**Heather Pihulak, City Clerk**

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By signing this bylaw on January 13, 2026, Mayor Andrew Poirier will not exercise the power to veto this bylaw.