

The Corporation of the City of Kenora

By-law Number 55 - 2026

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

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 properties municipally known as 608 Ninth Street N, 612 Ninth ST N and 9 Mellick Ave., legally described as PLAN M 1 BLK 2 LOT 185, LOT 186, LOT 187, 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 4.6 – *LC Zone – Local Commercial Zone*, as follows:

LC[65]

Notwithstanding the provisions of Section 4.6 and Section 3.12.3 and Section 3.17 of Zoning By-law No. 101-2015, the following site-specific regulations shall apply to the lands identified as LC[65]:

a) Permitted Uses

- All uses permitted in the LC Zone;
- An *Automobile Gas Bar* as defined in Section 2.0 of the Zoning By-law; and
- A *Car Wash* as defined in Section 2.0 of the Zoning By-law

b) Side Yard and Rear Yard Setbacks

- The minimum exterior side yard (east) shall be 3.0 metres; and
- The minimum rear yard (north) may be reduced to 3.0 metres subject to the installation of a privacy fence.

c) Queueing Spaces

The minimum number of queueing spaces leaving the car wash shall be a one (0.5 per through bay).

d) Landscaped Buffer

- The minimum landscape buffer adjacent to a road (Mellick Avenue and Ninth Street N) shall be 0.0 metres; and
- The minimum landscape buffer adjacent to the public lane may be reduced to 0.0 metres subject to the installation of a privacy fence.

- e) All other provisions of the LC 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 28th day of April, 2026

By-law read a third and final time this 28th day of April, 2026

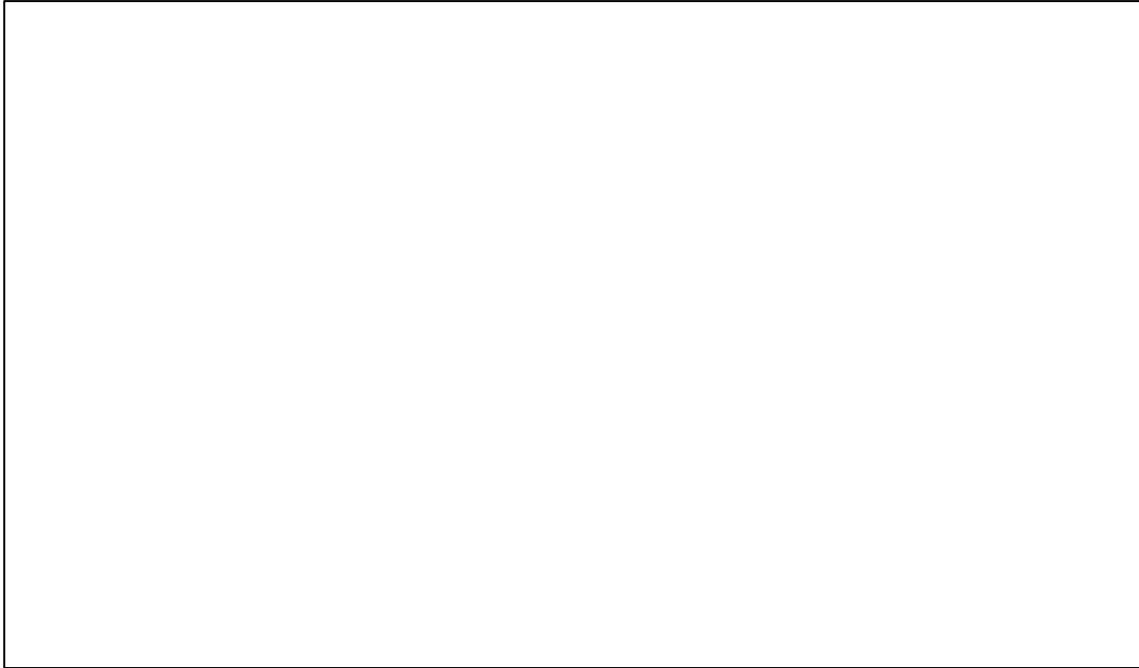
The Corporation of the City of Kenora:-

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

By signing this bylaw on April 28, 2026, Mayor Andrew Poirier will not exercise the power to veto this bylaw.

City of Kenora By-law No. 55 - 2026
Schedule "A" – Subject Lands Highlighted in Yellow



1. Subject lands legally described as PLAN M 1 BLK 2 LOT 185, LOT 186, LOT 187.
2. Property to be rezoned from LC to LC[65]

Mayor

City Clerk