

The Corporation of the City of Kenora

By-law Number 95 - 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 property described as 444 Rabbit Lake Road, Kenora, ON legally described as PCL 40378 SEC DKF; BLK E PL M467; S/T LT100288, LT56738; KENORA; and PCL 12993A SEC DKF; PT BROKEN LT 7 CON 6 JAFFRAY AS IN LT33427; KENORA; as identified in Schedule "A".
2. That By-law No. 101-2015 is hereby amended by changing the zoning of the lands identified on Schedule "A" from R1 – Residential First Density Zone and RU – Rural Zone to R3[67] – Residential Third Density Zone with Site-Specific Exception

3. Site Specific Exception-R3[67]

That By-law No. 101-2015 is hereby amended by the addition of the following:

- a) Permitted Uses - All uses permitted in the R3 – Residential Third Density Zone shall apply.
- b) Number of Buildings on a Lot - Notwithstanding Section 3.1.3.1, more than one residential building shall be permitted on a lot.

For the purposes of this exception, the following shall be permitted:

- i. One (1) apartment dwelling; and
- ii. Up to five (5) multiple-attached dwellings.
- c) Driveway Width - Notwithstanding Section 3.23.3(d), a driveway width of up to 7.2 meters (i.e. 47% of lot frontage) shall be permitted, whereas the By-law would otherwise limit the driveway width to 40% of the lot frontage.
- d) Lot Frontage on a Private Road - Notwithstanding Section 4.3.3(a), lot frontage may be provided on a private road, provided that:
 - i. The private road provides adequate access for emergency services; and
 - ii. The design and construction of the private road is addressed through the Site Plan Control process.
- e) Maximum Building Height - Notwithstanding Section 4.3.3(i), the following maximum building heights shall apply:
 - i. Apartment Dwelling: Maximum height of 19.5 metres;
 - ii. Multiple-Attached Dwellings: Maximum height of 13 metres.
- f) Minimum Yard Requirements - Except as otherwise provided in this exception, all minimum yard requirements of the R3 – Residential Third Density Zone shall apply.
- g) Increased Setbacks for Additional Building Height - Notwithstanding Section 4.3.3, where a building exceeds the maximum building height otherwise permitted by Section 4.3.3(i), the minimum required front yard, interior side

yard, and rear yard setbacks shall be increased by each be increased by an amount equal to the extent to which the building height exceeds the maximum permitted height.

For the purposes of this provision:

- i. the front yard shall be the yard adjacent to the southern property boundary;
 - ii. the interior side yards shall be the yards adjacent to the eastern and western property boundaries; and
 - iii. the rear yard shall be the yard adjacent to the northern property boundary.
- h) Access Driveway Buffer - A minimum 3.0 metre wide landscaped strip containing existing and/or planted vegetation shall be maintained on both sides of the principal access driveway connecting Rabbit Lake Road to the internal private road system. The detailed design, preservation, restoration and maintenance of the landscaped strip shall be addressed through the Site Plan Control process.

4. 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 23rd day of June, 2026

By-law read a third and final time this 23rd day of June, 2026

The Corporation of the City of Kenora:-

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

By signing this bylaw on June 23, 2026, Mayor Andrew Poirier will not exercise the power to veto this bylaw.

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Schedule “A” – Subject Lands Highlighted in Blue

1. Subject lands with civic address 444 Rabbit Lake Road, Kenora, ON and legally described as PCL 40378 SEC DKF; BLK E PL M467; S/T LT100288, LT56738; KENORA; and PCL 12993A SEC DKF; PT BROKEN LT 7 CON 6 JAFFRAY AS IN LT33427; KENORA
2. Property to be rezoned from R1 – Residential First Density Zone and RU – Rural Zone to R3[67] – Residential Third Density Zone with Site-Specific Provisions

Mayor

City Clerk