

THE CORPORATION OF THE CITY OF KENORA

BY-LAW NO. 142-2003

A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW NO. 50-91, AS AMENDED

WHEREAS the Minister's Order for the amalgamation of the Towns of Kenora, Keewatin and Jaffray Melick has deemed Comprehensive Zoning By-Law No. L37/95 to be in force for the City of Kenora, and,

WHEREAS Council has amended By-Law 50-91 from time to time; and,

WHEREAS it is deemed advisable and expedient to further amend By-Law No. 50-91:

NOW THEREFORE, the Council of the City of Kenora enacts as follows:

THAT Schedule A attached to and forming part of By-Law No. 50-91, as amended, is hereby amended by changing the permitted uses in zones as follows;

THAT notwithstanding other provisions as set out in Comprehensive Zoning By-Law No. 50-91, the designation of property as set out in Schedule "A" to this By-law and described as Part of Bulmer Location, Plan 23R-4956, Parts 1, 2, 3 and 4, known as 655 Lakeview Drive, in the City of Kenora, be changed from C3 – General Commercial to HC-Highway Commercial; and further

THAT the permitted uses in the HC-Highway Commercial designation are as follows: : general retail store, outdoor amusement establishment, spectator entertainment establishment, eating and drinking establishment, convenience retail store, non-accessory parking, equipment rentals and/or sales, amusement establishment, convenience vehicle rentals, contractor service, private club, protective and emergency service, hotel, gas bar, personal service shop, motel, warehouse sales, funeral service, service station, health service, outdoor participant recreation service, minor impact utility service, automotive and equipment repair shop, professional, financial and office support service, business support service, truck and mobile home sales and/or rentals, animal shelter and veterinary service, greenhouse, plant and tree nursery, 1 accessory dwelling unit, automotive and recreational vehicle sales, indoor participant recreation service, household repair service; and

THAT the yard requirements of the HC – Highway Commercial, the regulations for permitted uses serviced by sanitary sewer and water, which apply to required yards are as follows:

Minimum Site Width	18.00 metres	(59.06 Feet)
Minimum Lot Area	600 sq. metres	(6,458.56 Sq. feet)
Minimum Front Yard	3.8 metres	(12.4 Feet)
Minimum Side Yard	3.0 metres	(9.84 Feet)
Minimum Rear Yard	3.0 metres	(9.8 Feet)
Maximum Floor Area Ration	1.0 metres	
Maximum Site Coverage	45%	
Maximum Building Height	14 metres	(45.93 Feet)

THAT Schedule A attached hereto is hereby made part of this By-Law as fully and to all intents as purposes as though cited in full herein.

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.

BY-LAW read a FIRST & SECOND Time this 14th DAY OF October, 2003
BY-LAW read a THIRD & FINAL Time this 14th DAY OF October, 2003

THE CORPORATION OF THE CITY OF KENORA:

..... **MAYOR**
D. Canfield

..... **D/CLERK**
Paulette Grouda