

The Corporation of the City of Kenora

By Law Number 98 - 2019

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

Whereas the Council of the Corporation of the City of Kenora passed Comprehensive Zoning By-law No. 101-2015 on December 15, 2015; and

Whereas Council has amended By-Law 101-2015 from time to time; and

Whereas it is deemed advisable and expedient to further amend By-Law 101-2015;

Now therefore the Council of the City of Kenora Enacts as follows:

That Schedule "A", attached to is hereby included for addition to the Zoning By-law.

1. That this By-law will have the effect of establishing a new zone being Section 4.20 – Small Home Zone (SH); for addition to the Zoning By-law 101-2015.
2. That Schedule "A" attached hereto is hereby made part of this By-Law, fully and to all intents and purposes as though cited in full herein.
3. 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 and second time this 18th day of June, 2019

By-law read a third and final time this 18th day of June, 2019

The Corporation of the City of Kenora:-

Dan Reynard, Mayor

Heather Pihulak, City Clerk

City of Kenora By-law No. 98 - 2019, amending By-law 101-2015
Schedule "A"



Section 4 – Zones

4.20 Residential – Small Home Zone (SH)

4.20.1 General Purpose

This zone allows for the development of single-detached housing and other compatible uses serviced by municipal water and sewer.

4.20.2 Permitted Uses

- Community garden
- Home day care
- Home occupation
- Modular home
- Park
- Single-detached dwelling

4.20.3 Zone Regulations

The following zone regulations apply to all permitted uses in the SH Zone:

Zoning Mechanism	Provisions for servicing conditions	
	Municipal Water and Sewer	
(a) Lot frontage (minimum)	15 m	
(b) Lot area (minimum)	375 m ²	
(c) Front yard (minimum)	7.5 m	
(d) Interior side yard (minimum)	1 storey: 1.5 m 2 storeys: 2.5 m	
(e) Exterior side yard (minimum)	4 m	
(f) Rear yard (minimum)	8 m	
(g) Gross floor area (minimum)	65 m ²	
(h) Lot coverage (maximum)	40%	
(i) Building height (maximum)	7 m	

(j) In cases where waterfront lots are adjacent to a 20 m shore reserve, the minimum front yard requirement shall be reduced to 1 m.

(k) Modular homes must be a minimum width of 6 m.

Mayor

City Clerk