

The Corporation of the City of Kenora

By-law Number 105 - 2024

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 an unassigned address on the Airport Road, Kenora, ON legally described as PCL 14151 SEC DKF; PT LOCATION D39 JAFFRAY PT 1 & 2 23R6798; KENORA as identified in Schedule "A".
2. That By-law 101-2015 is hereby amended by changing the zoning of the westernmost 3.9 ha of land identified on the attached Schedule "A" from "MX" Extractive Industrial Zone to "R2 [h]" Residential Second Density Zone. The holding symbol may be removed when a Record of Site Condition for purposes of residential use is filed with the Ontario Ministry of Environment, Conservation, and Parks.
3. That By-law 101-2015 is hereby amended by changing the zoning of the easternmost 3.0 ha of land identified on the attached Schedule "A" from "MX" Extractive Industrial Zone to "HC [61]" Highway Commercial Zone Exception 61 permits the establishment of a bulk fuel sales and handling facility, including a warehouse, office space, "card lock", and fuel storage.
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.

By-law read a first and second time this 17th day of September, 2024

By-law read a third and final time this 17th day of September, 2024

The Corporation of the City of Kenora:-

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

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Schedule "A"



1. Legally described as PCL 14151 SEC DKF; PT LOCATION D39 JAFFRAY PT 1 & 2
23R6798; KENORA

Andrew Poirier, Mayor

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