

# **The Corporation of the City of Kenora**

## **By-law Number 87 - 2025**

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

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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 unaddressed property on Fourth Street South, Kenora, Ontario, legally described as:

**Lots 2, 3, 4, 5 and 6, Plan M25;**

**and**

**All that portion of Cross Street located between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue  
on Plan M25**

as identified in Schedule "A".

2. The By-law 101-2015 is hereby amended by changing the zoning of the lands identified on the attached Schedule "A" from R2 – Residential Second Density to R3[H] Residential Third Density with Holding Provision.
3. That By-law No. 101-2015 is hereby amended by the addition of the following:  
R3-H: The Holding [H] symbol shall not be removed until such time as the City has received and approved final confirmation that site servicing, including sanitary, stormwater, water supply, and road access, can be adequately provided in accordance with municipal standards.
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 24th day of June, 2025**

**By-law read a third and final time this 24th day of June, 2025**

**The Corporation of the City of Kenora:-**

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**Andrew Poirier, Mayor**

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**Heather Pihulak, City Clerk**

By signing this bylaw on June 24, 2025, Mayor Andrew Poirier will not exercise the power to veto this bylaw.

**City of Kenora By-law No. 87-2025**

**Schedule “A” – Subject Lands Highlighted in Light Blue**

Subject lands legally described as  
**LOTS 2, 3, 4, 5, and 6 PLAN M25**  
and  
**All that portion of Cross Street located between 1<sup>st</sup> and 2<sup>nd</sup> Avenue**  
**on PLAN M25**

To be rezoned from  
**R2 Residential Second Density to**  
**R3[H] Residential Third Density with a holding provision**

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Mayor

\_\_\_\_\_  
City Clerk