

The Corporation of the City of Kenora

By-law Number 136-2025

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 Council of the Corporation of the City of Kenora passed By-law No. 87-2025 on June 20, 2025, to rezone certain lands from R2 – Residential Second Density to R3[H] – Residential Third Density with Holding Provision; and

Whereas the Holding (H) symbol was imposed pending confirmation of adequate servicing, including sanitary, stormwater, water supply, and road access; and

Whereas By-law 121-2025 being a by-law to deem Lots 5 and 6 of Plan M25 not to be part of a registered plan of subdivision was approved by Council on September 16, 2025; and

Whereas a Site Servicing Study prepared by TBT Engineering for a six-unit condominium development on Lots 5 and 6, Plan M25, has been reviewed and approved as satisfactory by the Municipal Engineer;

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:

Part 1, Part 5 and Part 6 on a Plan of Survey of Lots 2 to 6, inclusive
and part of CROSS ST Plan M-25; CITY of KENORA,
prepared by Eric Rody, Ontario Land Surveyor
on the 18th day of September 2025,
and related to AOLS Plans Submission Form Number V111067

as identified in Schedule "A".

2. That Schedule "A" to By-law 101-2015, as amended by By-law No. 87-2025, is hereby further amended by removing the Holding (H) symbol from the lands described Part 1, Part 5 and Part 6 on the above noted Plan of Survey.
3. That the zoning of the subject lands shall now be R3 – Residential Third Density.
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 3rd day of October 2025

By-law read a third and final time this 3rd day of October 2025

The Corporation of the City of Kenora:

Andrew Poirier, Mayor

Kelly Galbraith, Deputy Clerk