

The Corporation of the City of Kenora

By-law Number 119 – 2026

A By-law to Authorize a Temporary Use Pursuant to Section 39 of the Planning Act

Whereas Section 39 of the Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes the Council of a local municipality to pass by-laws permitting the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law; and

Whereas Council deems it advisable and in the public interest to authorize a temporary contractors camp to support the construction of the Kenora Campus of Care, All Nations Hospital and related infrastructure works;

Now Therefore the Council of The Corporation of the City of Kenora hereby enacts as follows:

1. Application

This By-law shall apply to the lands municipally known as 1060 Lakeview Drive and 832 Lakeview Drive, legally described as:

PCL 42681 SEC DKF; RDAL IN FRONT MINING LOCATION K85 KENORA; RDAL IN FRONT MINING LOCATION K86 KENORA EXCEPT PA10369, LT36021 & PT 1 23R9228; MINING LOCATION K85 KENORA EXCEPT LT26601, LT35986, PT 1 23R9218, PT 1 23R10648, PT 1-3 23R10653; MINING LOCATION K86 KENORA EXCEPT LT26601, LT35986, PT 1 23R9218 & PT 1 23R10648; MINING LOCATION X110 KENORA SITUATE ON THE S SIDE OF THE ROW OF THE CANADIAN PACIFIC RAILWAY AND ADJOINING THERETO AND N OF MINING LOCATION K86 EXCEPT PT 1 23R10648; BLK OF LAND S7 KENORA SITUATE ON S SIDE OF PORTAGE BAY & S OF ROW OF THE CANADIAN PACIFIC RAILWAY; PT OF MINING LOCATION K85 & K86 BEING PT 1 23R9218; PT OF RDAL IN FRONT OF MINING LOCATION K85 & K86 BEING PT 1 23R9228, S/T RIGHT IN LT35964; KENORA;

AND

PCL 12853 SEC DKF; PT MINING LOCATION K85 KENORA; PT MINING LOCATION K86 KENORA; PT MINING LOCATION X110 KENORA BEING PT 1 23R10648; KENORA

as identified on Schedule "A" attached hereto and forming part of this By-law.

2. Temporary Use Permitted

Notwithstanding the provisions of Comprehensive Zoning By-law No. 101-2015, a temporary contractors camp shall be permitted on the lands identified in Schedule "A".

3. Temporary Use Provisions

The temporary contractors camp shall be subject to the following provisions:

- a) The temporary use shall be limited to the accommodation and feeding of workers directly associated with the construction of the Kenora Campus of Care, All Nations Hospital, and associated infrastructure works.
- b) The temporary contractors camp shall be limited to a maximum of fifty (50) beds.
- c) The temporary use shall not be used for permanent residential purposes.
- d) Prior to occupancy, the owner shall obtain all required permits, licences and approvals from all applicable agencies and authorities having jurisdiction.
- e) Prior to occupancy, the owner shall enter into a Site Plan Control Agreement with the City of Kenora.
- f) The final location of the temporary camp, associated access roads, and ancillary facilities shall be designed so as not to interfere with the future removal of the documented residual waste piles located within the southwest portion of the property.
- g) All water supply, wastewater collection, waste management, and utility services shall be self-contained and maintained in accordance with all applicable provincial and municipal requirements.
- h) The owner shall submit a Fire Safety Plan, to the satisfaction of the City, prior to occupancy.
- i) Upon expiry of this By-law, all temporary structures shall be removed from the property. Utilities, servicing infrastructure, access roads, and other associated works may remain where they are intended to support future development of the property and are approved by the City; otherwise, they shall be removed and the lands restored to the satisfaction of the City.

4. Expiry

This By-law shall expire three (3) years from the date of passing.

Upon expiry, the temporary use permissions authorized by this By-law shall cease, and the provisions of Comprehensive Zoning By-law No. 101-2015 shall again apply in full.

5. Effective Date

This By-law shall come into force and take effect upon the date of its final passing, pursuant to Section 39 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

By-law read a first and second time this 21st day of July, 2026

By-law read a third and final time this 21st day of July, 2026

The Corporation of the City of Kenora:-

Andrew Poirier, Mayor

Heather Pihulak, City Clerk

By signing this bylaw on July 21, 2026, Mayor Andrew Poirier will not exercise the power to veto this bylaw.

City of Kenora By-law No. 119 – 2026

Schedule “A” – Subject Lands Highlighted in Blue



1. Subject lands legally described as PCL 42681 SEC DKF; RDAL IN FRONT MINING LOCATION K85 KENORA; RDAL IN FRONT MINING LOCATION K86 KENORA EXCEPT PA10369, LT36021 & PT 1 23R9228; MINING LOCATION K85 KENORA EXCEPT LT26601, LT35986, PT 1 23R9218, PT 1 23R10648, PT 1-3 23R10653; MINING LOCATION K86 KENORA EXCEPT LT26601, LT35986, PT 1 23R9218 & PT 1 23R10648; MINING LOCATION X110 KENORA SITUATE ON THE S SIDE OF THE ROW OF THE CANADIAN PACIFIC RAILWAY AND ADJOINING THERETO AND N OF MINING LOCATION K86 EXCEPT PT 1 23R10648; BLK OF LAND S7 KENORA SITUATE ON S SIDE OF PORTAGE BAY & S OF ROW OF THE CANADIAN PACIFIC RAILWAY; PT OF MINING LOCATION K85 & K86 BEING PT 1 23R9218; PT OF RDAL IN FRONT OF MINING LOCATION K85 & K86 BEING PT 1 23R9228, S/T RIGHT IN LT35964; KENORA; AND PCL 12853 SEC DKF; PT MINING LOCATION K85 KENORA; PT MINING LOCATION K86 KENORA; PT MINING LOCATION X110 KENORA BEING PT 1 23R10648; KENORA
2. Subject lands municipally known as 1060 Lakeview Drive and 832 Lakeview Drive.
3. Lands subject to a Temporary Use By-law to permit a temporary contractors camp for a maximum period of three (3) years.

Mayor

City Clerk