

February 1, 2012



City Council Committee Report

To: Mayor Canfield & Members of Council

Fr: Tara Rickaby

Re: Zoning By-law Amendment – City-initiated changes

Recommendation:

That the recommendation of FoTenn Consultants Inc., in the planning report revised January 31, 2012, to amend City of Kenora Zoning By-law No. 160-2010, as amended, by approved by Council; and
That a by-law be adopted to implement the changes.

Background:

The City of Kenora Zoning By-law 160-2010 was adopted by Council in August 2010. The report includes a draft Amending By-law as Appendix A. The proposed Amendment applies to the entire City of Kenora.

The purpose and effect of the amendment is to revise and add some new definitions and illustrations in Section 2-Definitions, as well as to correct some inconsistencies, clarifications, as well as some changes to the performance standards in Section 3 – General Provisions, and to refer to maximum density, park area, and landscaping requirements in Section 4.4 – Residential – Mobile Home Zone, as well as the correction of a provision in Section 4.5.3 – Rural Residential Zone and the deletion of an incorrect reference to the rear yard setback requirement in Section 4.15 – Institutional Zone. No Schedule changes are proposed with the amendment.

Originally, the Zoning By-law Amendment proposed twenty-seven (27) changes to the Zoning By-law. On January 26, 2012, a statutory public meeting was held to review and obtain input on this proposed Zoning By-law Amendment. Based on public input, a recommendation was made to delete Item 6 (as listed in the December 19, 2011 planning report) which dealt with a proposed revision to "Lot Frontage". Although an effort was made to address the definition of lot frontage, especially as it pertains to waterfront lots, the discussion concluded that further analysis is required to address this matter with City staff. As a result, Item 6 has been deleted from this proposed Zoning By-law Amendment.

In addition, a recommendation was made at the statutory public meeting to revise Section 3.11.1 – Accessory buildings, uses or structures (f) (Item 16 from the Dec. 19, 2011 planning report) to include Black Sturgeon Lake (Restricted Development Area) to the list of Zones which would allow an accessory garage to be built in advance of the principal dwelling. This change has been made and has been renumbered to Item 15 in this document. The subsequent items have been renumbered accordingly.

In conclusion, twenty-six (26) changes are proposed through this Amendment to the City of Kenora Zoning By-law 160-2010.

Budget: Advertising – Planning Operations Budget

Notice: Per Planning Act