



**Notice of Decision for a Zoning By-law Amendment
To Comprehensive Zoning By-Law No. 101-2015**
Planning Act, R.S.O. 1990, c.P.13, s. 34

Notice is hereby given, that the Council of the City of Kenora passed By-Law No. 41 - 2019 at a meeting on Tuesday, March 19th, 2019, thereby giving approval to a Zoning By-law Amendment. Public notice of the Application was given in reference to Planning File No. D14-19-02.

Location of Property: Area A known as the 'Anchor Inn' at 543 Lakeview Drive, Area B at 49 Nash Drive, and Area C at the southside of Nash Street. Refer to the location sketch on the reverse side of this notice (Page 2).

Purpose and Effect: To change zoning of property as identified from Highway Commercial (HC) to Tourist Recreational (TR-42) to allow for development of uses permitted within the TR zone, including a Resort;

Area 'A', to reduce the eastside yard setback to allow a narrowing from 4.5 m to 1.6 m, reduce the westside yard setback to 2.4 m, reduce the front yard setback to 6 m, reduce the rear yard to 4.5 m, increase building height to enable a variable terraced design to 15 m;

Area 'C', to allow for a two story Club House and Administration Office, not more than 7 m in height, to reduce the setback from water to 6 m, to reduce the rear setback to 4.5 m;

To increase the lot coverage for the overall development to 44%.

Council gave consideration to the public submissions, noting that the development would be a great improvement for the property and that future applications for Condominium and Site Plan will be brought forward.

Other Planning Applications Relevant to the Subject Location: the property will also be the subject to applications for Condominium and Site Plan Approval.

The Last Date for Filing a Notice of Appeal is Wednesday, April 10th, 2019.

Notices of appeal may only be made on the basis that:

- i. the by-law is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan
- ii. it is accompanied by the fee required by the *Local Planning Appeal Tribunal Act* being \$300.00, payable to the Ontario Minister of Finance.
- iii. is filed with Heather Pihulak, City Clerk, City of Kenora, 1 Main Street South, Kenora, ON P9N 3X2

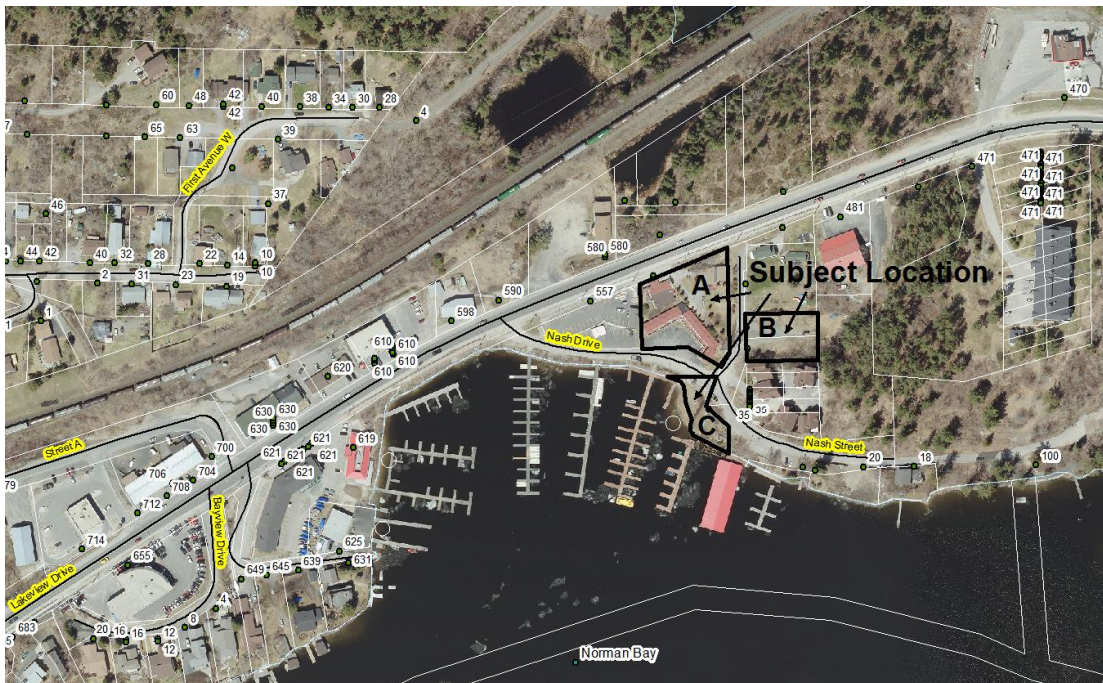
Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional Information relating to the zoning by-law amendment is available for inspection during regular office hours at the Operations Centre at 60 Fourteenth Street North, 2nd Floor. Please contact Devon McCloskey, City Planner, at 807-467-2059 or dmccloskey@kenora.ca if you require more information.

Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Location Sketch (2014 Aerial Imagery)



Large Scale



Dated at the City of Kenora this 21st day of March, 2019