



THE CORPORATION OF THE CITY OF KENORA
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
FOR ZONING BY-LAW AMENDMENT
Section 34 of the Planning Act, R.S.O 1990
AMENDED MAY 8TH, 2025

TAKE NOTICE that the Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting to consider a proposed Zoning By-law Amendment as it pertains to the City of Kenora Zoning By-law 101-2015, as described below.

FILE(s): D14-25-03
LOCATION: All lands within the City of Kenora

TAKE NOTICE that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting to consider the proposed application.
To learn more about the application and provide comment, you are invited to attend the Statutory Public Meeting commencing at the following date and location:

Statutory Public Meeting	When: Tuesday, June 17, 2025 at 12:00 PM. Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON
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Members of the public interested in attending the public meeting, may attend in person, or watch the livestream meeting at: <https://www.kenora.ca/en/your-government/agenda-and-minutes.aspx>. For access to speak at the public meeting virtually, please contact the City Clerk at hpihulak@kenora.ca. If you attend in person, there is no need to register to attend.

The Council of the Corporation of the City of Kenora will consider a decision regarding the application during their meeting on Tuesday, June 24th, 2025, at 5:00 p.m. Access to that livestream meeting may be viewed at the link above.

BE ADVISED that the Corporation of the City of Kenora is proposing amendments to Zoning By-law 101-2015.

PURPOSE

To update Table 4: Required Parking Spaces to reduce parking spaces required for all residential uses to 1 per unit, to add Section 3.23.10 Prohibition of Tandem Parking in Parking Calculations, to add Section 3.23.11 Stall Width for Covered or Underground Parking, and to add Section 3.23.12 Accommodations for Obstructions Adjacent to Parking Spaces.

EFFECT

Table 4: Required Parking Spaces

Use	Minimum Number of Parking Spaces Required
Residential Uses	
Apartment dwelling	1.5 per dwelling unit 1 per dwelling unit
Bed and breakfast	1 per dwelling unit plus 1 per guest room
Boarding house	0.5 per boarding unit
Continuum care facility	0.25 per rooming unit or 4 beds plus 1 per 100 m ² of gross floor area used for medical, health or personal services
Converted dwelling	0.5 per dwelling unit
Duplex	1 per dwelling unit
Emergency shelter	1 per 100 m ² of gross floor area
Group home	1 per 100 m ² of gross floor area
Mobile home park/mobile home site	1 per mobile home site plus 5 for each accessory commercial or recreational use building
Multiple attached dwelling	1.5 per dwelling unit 1 per dwelling unit
Retirement home	0.5 per dwelling unit or 4 beds plus 1 per 100 m ² of gross floor area used for medical, health or personal services
Secondary dwelling	1 per dwelling unit
Semi-detached dwelling	1 per dwelling unit
Single-detached dwelling	1 per dwelling unit
Stacked dwelling	1.5 per dwelling unit 1 per dwelling unit
Supportive Housing [By-law No. 54-2019]	0.25 per rooming unit or 4 beds plus 1 per 100 m ² of gross floor area used for medical, health or personal services.
Triplex dwelling	1 per dwelling unit

3.23.10 Prohibition of Tandem Parking in Parking Calculations

- a) Tandem parking, defined as parking spaces arranged in a configuration where one vehicle is positioned directly behind another, requiring the movement of one vehicle to access the other, shall not be counted toward the minimum parking requirements established in this By-law.
- b) A parking space that is provided and maintained for the sole use of the occupant of an additional residential unit (ARU) may be a tandem parking space.
- c) Except for the provision for ARU's, only independently accessible parking spaces, where each vehicle has direct access to a driveway, aisle, or public street without the need to relocate another vehicle, shall be included in the calculation of required parking spaces.
- d) Tandem parking spaces may be permitted for private residential use but shall not contribute to the required number of parking spaces for multi-unit residential, commercial, institutional, or mixed-use developments.

3.23.11 Stall Width for Covered or Underground Parking

- a) Notwithstanding any other provisions in this By-law, a reduced minimum parking stall width of 2.6 metres shall be permitted for parking spaces located within a covered or underground structure.
- b) The reduced stall width shall not apply to accessible parking spaces, which must comply with applicable accessibility standards.
- c) No more than 75% of the total required parking stalls, inclusive of outdoor, underground, and/or covered, for any development may have a width less than 2.85 metres.

3.23.12 Accommodations for Obstructions Adjacent to Parking Spaces

- a) Where a parking space is located adjacent to a fixed obstruction such as a wall, column, or other structural element, the minimum width of the parking space shall be increased by 0.3 metres for each obstructed side.
- b) An obstruction is defined as any fixed object situated within 0.3 metres of the side of the parking space and more than 1.5 metres from the front or rear of the space.

PUBLIC MEETING

We want to hear from you! If you have comments, email them to us at planning@kenora.ca or send them by regular mail to the address below, and quote File Number: **D14-25-03**. You may also attend the Statutory Public Meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, June 11th, 2025.

Mr. Ryan Haines, Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2

Failure to Make Oral or Written Submission: If a person or public body would otherwise have an ability to appeal the decision of The Council of the Corporation of the City of Kenora to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Kenora before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the City of Kenora before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE OF DECISION

If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

ADDITIONAL INFORMATION

Additional information relating to the proposed Zoning By-law Amendment application is available through the Planning Department. For further information please contact: Ryan Haines, Planner: Tel: 807-467-2059 or Email: planning@kenora.ca.

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.

Dated at the City of Kenora this 8 day of May, 2025