



**THE CORPORATION OF THE CITY OF KENORA
COMMITTEE OF ADJUSTMENT
NOTICE OF COMPLETE APPLICATION AND PUBLIC HEARING
Section 53 of the Planning Act, RSO 1990**

TAKE NOTICE that the City of Kenora Committee of Adjustment (COA) will hold a regular meeting on August 20th, 2025, at 6 p.m.

As part of the meeting, the Committee will consider a proposed Consent under Section 53 of the Planning Act (RSO 1990), as described below and shown on the attached map.

FILE(s): D10-25-06
LOCATION: 360 & 414 Coney Island

PURPOSE AND EFFECT

The purpose of the consent application is for lot additions to correct encroachments of accessory structures.

The application proposes to sever 0.006 hectares of land from 414 Coney Island to be consolidated with 360 Coney Island. As well as severing 0.052 hectares of land from 360 Coney Island to be consolidated with 414 Coney Island. Please see key map below.

The subject lands are designated Rural Area in the City's Official Plan and zoned 'RR' Rural Residential Zone in the City's Zoning By-law.

An application for Minor Variance (File No. D13-25-12) under Section 45 of the Planning Act, has been applied for concurrently, to reduce the minimum lot area of 360 Coney Island.

Figure 1. Key Map (Kenora GIS 2024)



COA Meeting	When: Wednesday, August 20 th , 2025, at 6:00 p.m. (CST) Location: Training Room, Operations Centre 60 Fourteenth Street North, 2 nd Floor, Kenora, ON
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Members of the public interested in attending the meeting may attend in person, or via Zoom Meeting at: <https://www.kenora.ca/en/your-government/committee-of-adjustment.aspx>. For the link to join the meeting please access the agenda under the Agenda and Minutes section.

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: **D10-25-06**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, August 13th, 2025.

FAILURE TO ATTEND

If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment via email to planning@kenora.ca.

ADDITIONAL INFORMATION

Additional information relating to the proposed consent is available through the Planning Department, for further information please email: planning@kenora.ca and quote File Number **D10-25-06**.

Dated at the City of Kenora this 21 day of July, 2025.

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