



**THE CORPORATION OF THE CITY OF KENORA**  
**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF COMPLETE APPLICATION AND PUBLIC HEARING**  
Section 45 of the Planning Act, RSO 1990

**TAKE NOTICE** that the City of Kenora Committee of Adjustment (COA) will hold a regular meeting on June 18<sup>th</sup>, 2025, at 6 p.m.

As part of the meeting, the Committee will consider a proposed Minor Variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

**FILE(s):** D13-25-10  
**LOCATION:** 645 Sixteenth Avenue North

**PURPOSE AND EFFECT**

The purpose of this minor variance application is to seek relief from the City of Kenora Zoning By-law 101-2015 to permit a detached secondary dwelling unit with a reduced exterior side yard and increased accessory structure lot coverage.

The application is seeking relief from Section 4.2.3 (e) which requires a minimum exterior side yard of 4 m and from Section 3.34.1 b) vi which requires accessory structures to not exceed 10% coverage of the total lot area.

This application proposes to reduce the required 4 m minimum exterior side yard by 2.8 m to permit a 1.2 m exterior side yard. The application also proposes to increase the 10% maximum lot coverage for accessory structures by 4.5% to permit a 14.5% lot coverage for accessory structures. The subject property is designated Established Area in the City of Kenora Official Plan and zoned 'R1' Residential – First Density Zone in the City's Zoning By-law.

**COA  
Meeting**

**When:** Wednesday, June 18<sup>th</sup>, 2025 at 6:00 p.m. (CST)  
**Location:** Training Room, Operations Centre  
60 Fourteenth Street North, 2<sup>nd</sup> Floor, Kenora, ON

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/planning-advisory-committee.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](mailto:planning@kenora.ca) or send them by regular mail to the address below, and quote File Number: **D13-25-10**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, June 11<sup>th</sup>, 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](mailto:planning@kenora.ca).

**ADDITIONAL INFORMATION**

Additional information relating to the proposed minor variance is available through the Planning Department, for further information please email: [planning@kenora.ca](mailto:planning@kenora.ca) and quote File Number **D13-25-10**.

**Dated at the City of Kenora this 16 day of May, 2025.**

Tara Vader, Associate Planner, 60 Fourteenth St N, 2<sup>nd</sup> Floor, Kenora, ON  
P9N 4M9, Phone: 807-467-2152, email: [tvader@kenora.ca](mailto:tvader@kenora.ca).

Figure 1. Location Map (Kenora GIS 2024) – subject property outlined in red

