



**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 August 20<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):** D13-25-12  
**LOCATION:** 360 Coney Island

**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 proposed lot addition to correct encroachments of accessory structures. The consent proposes to sever part of the subject lands (360 Coney Island) to be consolidated with the abutting property to the north (414 Coney Island) and severing part of 414 Coney Island to be consolidated with the subject lands. Please see the key map below.

The application is seeking relief from Section 4.5.3 (b) which requires a minimum lot area of 1 hectare. This application proposes reducing the minimum lot area by 0.724 hectares to permit a minimum lot area of 0.276 hectares.

The subject property is designated Rural Area in the City of Kenora Official Plan and zoned 'RR' Rural Residential Zone in the City's Zoning By-law.

An application for Consent (File No. D10-25-06) under Section 53 of the Planning Act, has been applied for concurrently, for lot additions.

**Figure 1. Key Map (Kenora GIS 2024)**



**COA  
Meeting**

**When:** Wednesday, August 20<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/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](mailto:planning@kenora.ca) or send them by regular mail to the address below, and quote File Number: **D13-25-12**. 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 13<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 **D13-25-12**.

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