



**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 April 15<sup>th</sup>, at 6 p.m. (CST), please see the details including the **new meeting location** below.

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):** D13-26-05  
**LOCATION:** 216 Water Street

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**PURPOSE AND EFFECT**

The purpose of the minor variance application is to request permission under Section 45(2) of the *Planning Act* to permit the construction of an addition on an existing legal non-conforming structure. Section 4.14.3 (f) of the Zoning By-law requires a maximum lot coverage of 40%. This application is seeking to enlarge the structure from the existing lot coverage of 60% to a maximum lot coverage of 71.6%. Section 4.14.3 (g) requires a minimum rear yard of 10 m. This application requires permission to enlarge the northeast corner of the structure with an 8.5 m rear yard.

The subject lands are designated Harbourtown Centre in the City's Official Plan and zoned 'I' Institutional Zone with a 'HL' Hazard Lands overlay in the City's Zoning By-law.

**COA  
Meeting**

**When:** Wednesday, April 15<sup>th</sup>, 2026, at 6:00 p.m. (CST)  
**Location:** Council Chambers, City Hall  
1 Main Street South, Kenora, ON

Members of the public interested in attending the meeting may attend in person, or watch the livestream meeting at via Zoom Meeting at: <https://www.kenora.ca/your-government/agenda-and-minutes/>. For access to speak at the public hearing virtually, please contact Planning at [planning@kenora.ca](mailto:planning@kenora.ca). If you attend in person, there is no need to register to attend.

**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: **D13-26-05**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, April 8<sup>th</sup>, 2026.

**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 **D13-26-05**.

**Dated at the City of Kenora this 18<sup>th</sup> day of March, 2026.**

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

Figure 1. Location Map (Kenora GIS 2024)

