



**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 19th, 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): D13-26-16
LOCATION: 421 Ninth Avenue North

PURPOSE AND EFFECT

The purpose of the minor variance application is to seek relief from the City of Kenora Zoning By-law to support a concurrent Consent application (File No. D10-26-05) to create four new residential lots to satisfy funding requirements. The application is required to address deficiencies relating to lot frontage, lot depth, and setbacks to several structures created by the proposed Consent application.

As the property contains existing structures, the following variances are required to ensure compliance with the Zoning By-law.

Zoning By-law Section	Requirement	Proposed Provision	Relief Requested
4.3.3 (a) Lot Frontage (minimum)	6.0 m/unit	Varies	Maximum relief: 94.4 m
4.3.3 (d) Interior side yard (minimum)	2.5 m	Varies, minimum setback proposed to dwellings: 1.32 m. Varies, minimum setback proposed to decks: 0 m.	Maximum relief to dwellings: 1.18 m. Maximum relief to decks: 2.5 m.
4.3.3 (f) Rear yard (minimum)	8 m	Varies, minimum setback proposed 2.5 m.	Maximum relief requested: 5.5 m
3.13.5 Lot Depth	Maximum of 5 times the frontage	Lot depth varies, exceed 5 times the frontage	Exceed 5 times the frontage.

The subject lands are designated Established Area in the City’s Official Plan and zoned ‘R3’ Residential – Third Density Zone in the City’s Zoning By-law.

COA Meeting	When: Wednesday, August 19 th , 2026 at 6:00 p.m. (CST) Location: Council Chambers, City Hall 1 Main Street South, Kenora, ON
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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. 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 or send them by regular mail to the address below, and quote File Number: **D13-26-16**. 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 12th, 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.

ADDITIONAL INFORMATION

Additional information relating to the proposed minor variance is available through the Planning Department, for further information please email: planning@kenora.ca and quote File Number **D13-26-16**.

Dated at the City of Kenora this 14th day of July, 2026.

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Figure 1. Location Map (Kenora GIS 2024)

