



**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 February 25th, 2026, 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): D13-26-01
LOCATION: 361 Coker Road

PURPOSE AND EFFECT

The purpose of the minor variance application is to construct a secondary dwelling unit with a maximum habitable floor area of 140 square metres. The application is seeking relief from section 3.28.2 e) of the City of Kenora Zoning By-law which limits the habitable floor area of a secondary dwelling unit located in an ancillary building to 70 square metres. This application proposes a maximum habitable floor area of 140 square metres, a total relief request of 70 square metres.

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

COA Meeting	When: Wednesday, February 25 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: **D13-26-01**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday February 18th, 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 **D13-26-01**.

Dated at the City of Kenora this 23rd day of January, 2026.

Tara Vader, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON
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Figure 1. Location Map (Kenora GIS 2024)

