



**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): D13-26-02
LOCATION: 104 Fourth Street North

PURPOSE AND EFFECT

The purpose of the minor variance application is to seek relief from the City of Kenora Zoning By-law, Section 3.34.1 (ii), (iii) and (iv) which states that accessory structures shall not be:

- ii. built closer to the front lot line or waterfront than the minimum distance required by this By-law for the main building on the lot;
- iii. located in the required front yard or the required exterior side yard in the case of a corner lot;
- iv. built closer to the street than the main building is to that street.

The effect of the application is to enable the construction of an accessory structure, detached garage within the front yard and located 3.048 m from the front lot line, built closer to the street than the main building.

The subject lands are designated Established Area in the City's Official Plan and zoned 'R2' Residential – Second Density Zone in the City's Zoning By-law.

**COA
Meeting**

When: Wednesday, February 25th, 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. 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: **D13-26-02**. 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 **D13-26-02**.

Dated at the City of Kenora this 23rd day of January, 2026.
Tara Vader, Associate Planner, 60 Fourteenth St N, 2nd Floor, Kenora, ON
P9N 4M9, Phone: 807-467-2152, email: tvader@kenora.ca

Figure 1. Location Map (Kenora GIS 2024)

