



**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 March 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): D13-26-03
LOCATION: 1731 Railway Street

PURPOSE AND EFFECT

The purpose of the minor variance application is to seek relief from sections of the City of Kenora Zoning By-law to permit a multi-building residential development on the subject lands. The application is seeking relief from:

Zoning By-law Section	Zoning By-law Requirement	Proposed Provision	Relief Requested
3.13.1 – Residential Lot Occupancy	No more than one single-detached, semi-detached, duplex, triplex, stacked, apartment, multiple attached or converted dwelling shall be erected on any lot.	Up to ten residential buildings.	Nine residential buildings
4.3.3 a) Lot Frontage (Multiple-Attached / Stacked)	6.0 m / unit	2.5 m / unit	3.5 m / unit
4.3.3 g) Gross floor area (minimum) (Multiple-Attached / Stacked)	65 m ² / unit	60 m ² / unit	5 m ² / unit

The subject property is designated Established Area in the City of Kenora Official Plan and zoned 'R3 [39]' Residential – Third Density Zone with [39] exception zone in the City's Zoning By-law.

COA Meeting

When: Wednesday, March 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: **D13-26-03**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, March 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 **D13-26-03**.

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

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Figure 1. Location Map (Kenora GIS 2024)

