



**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 July 15<sup>th</sup>, 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):** D13-26-13  
**LOCATION:** 415 First Street S

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**PURPOSE AND EFFECT**

This minor variance application has been submitted concurrently with Consent application File No. D10-26-04 to permit the severance of lands which have merged on title. As a result of the proposed severance, the newly created lot will not comply with certain provisions of the Zoning By-law related to minimum lot area and required setbacks. Specifically, relief is sought from the following provisions:

Zoning By-law Section	Requirement	Proposed	Relief
4.2.3 (b)	Minimum lot area: 450 m <sup>2</sup>	323 m <sup>2</sup>	127 m <sup>2</sup>
4.2.3 (d) – principal structure	Minimum side yard: 2.5 m	0.2 m	2.3 m
3.34.1 b) v. – accessory structure	Minimum side yard: 1.0 m	0.42 m	0.58 m
3.34.1 b) v. – accessory structure	Minimum rear yard: 1.0 m	0.91 m	0.09 m

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

**COA Meeting**

**When:** Wednesday, July 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: **D13-26-13**. You may also attend the COA meeting and speak or simply observe. Written comments must be submitted by 4:30 p.m. on Wednesday, July 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 **D13-26-13**.

Dated at the City of Kenora this 19<sup>th</sup> day of June, 2026.

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Figure 1. Location Map (Kenora GIS 2024)

