



**THE CORPORATION OF THE CITY OF KENORA
PLANNING ADVISORY COMMITTEE
NOTICE OF COMPLETE APPLICATION AND PUBLIC HEARING
Section 45 of the Planning Act, RSO 1990**

TAKE NOTICE that the City of Kenora Planning Advisory Committee (PAC) will hold a regular meeting on January 15th, 2025, at 6 p.m.

As part of the meeting, PAC 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): D13-25-01
LOCATION: 1002 Third Avenue South

PURPOSE AND EFFECT

The purpose of this minor variance application is to seek relief from the City of Kenora Zoning By-law 101-2015 to permit a two-storey dwelling.

The application is seeking relief from Section 4.1.3 (d) which requires an interior side yard (minimum) of 2.5 metres for a 2-storey dwelling.

This application proposes to reduce the interior side yard by 1 metre to permit a 1.5 metre interior side yard.

The subject property is designated Established Area in the City of Kenora Official Plan and zoned 'R1' Residential – First Density Zone in the City's Zoning By-law.

PAC Meeting	When: Wednesday, January 15 th , 2025 at 6:00 p.m. (CST) Location: Training Room, Operations Centre 60 Fourteenth Street North, 2 nd Floor, Kenora, ON
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Members of the public interested in attending the meeting may attend in person, or via Zoom Meeting at: <https://www.kenora.ca/en/your-government/planning-advisory-committee.aspx>. For the link to join the meeting please access the agenda under the Agenda and Minutes section.

PUBLIC MEETING

Input on the proposed application is encouraged. You can provide input by speaking at the PAC meeting. You may also provide your comments in writing as follows:

Submit comments in writing: Persons wishing to provide comments may submit such comments in writing, by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D13-25-01**. Comments must be submitted by 4:30 p.m. on Wednesday, January 8th, 2025.

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 Planning Advisory Committee in respect of this application, you must submit a written request to the Planning Advisory Committee via email to planning@kenora.ca.

ADDITIONAL INFORMATION

Additional information relating to the proposed consent is available electronically through the Planning Department, for further information please email: tvader@kenora.ca and quote File Number **D13-25-01**.

Dated at the City of Kenora this 19th day of December, 2024.

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 2022)

