



**THE CORPORATION OF THE CITY OF KENORA  
PLANNING ADVISORY COMMITTEE  
NOTICE OF COMPLETE APPLICATION AND PUBLIC HEARING  
AMENDED OCTOBER 21<sup>st</sup>, 2024  
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 November 20<sup>th</sup>, 2024, 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):** D13-24-09  
**LOCATION:** 43 Rabbit Lake Road

**PURPOSE AND EFFECT**

The purpose of this amended minor variance application is to seek relief from the City of Kenora Zoning By-law 101-2015 to permit a multi-family development.

The application is seeking relief from:

By-law Section	Requirement	Proposed Variance	Total Relief Requested
4.3.3 (a) – Lot Frontage	372 m	178.26 m	193.74 m
4.3.3 (c) – Front Yard (minimum) Apartment Dwellings	7.5 m	5.1 m	2.4 m
4.3.3 (c) – Front Yard (minimum) Apartment Dwellings (balconies)	7.5 m (1.8 m permitted encroachment)	2.87 m	2.83 m
4.3.3 (f) Rear Yard (minimum) Multiple-Attached and Stacked Dwellings (balconies)	8 m (1.8 m permitted encroachment)	5.54 m	0.66 m
4.3.3 (i) – Building Height (maximum) Apartment Dwellings	10 m	18 m	8 m
4.3.3 (i) – Building Height (maximum) Multiple-Attached and Stacked Dwellings	11 m	13 m	2 m
3.23 – Table 5: Design of Parking Areas and Spaces – Parking Space Width (Indoor parking areas)	2.85 m	2.6 m	0.25 m
3.23.5 (b) Barrier-Free Parking Spaces (Indoor parking areas)	6.4 m	6.1 m	0.3 m
3.23.5 (a) Barrier-Free Parking Spaces (Indoor parking areas)	7 m	6 m	1 m
3.23 - Table 4: Required Parking Spaces	1.5 spaces per unit	1.35 spaces per unit	0.15 spaces per unit
3.23.2 – Minimum Visitor Parking	0.2 spaces per unit	0.1 spaces per unit	0.1 spaces per unit
3.13.1 – Residential Lot Occupancy	1 residential building	11 residential buildings	10 residential buildings

The subject property is designated Residential Development Area in the City of Kenora Official Plan and zoned ‘R3’ Residential – Third Density Zone in the City’s Zoning By-law.

<b>PAC Meeting</b>	<b>When:</b> Wednesday, November 20 <sup>th</sup> , 2024 at 6:00 p.m. (CST) <b>Location:</b> Training Room, Operations Centre 60 Fourteenth Street North, 2 <sup>nd</sup> 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](mailto:planning@kenora.ca) or by regular mail to the address below, and quote File Number: **D13-24-09**. Comments must be submitted by 4:30 p.m. on Wednesday, November 13<sup>th</sup>, 2024.

**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](mailto:planning@kenora.ca).

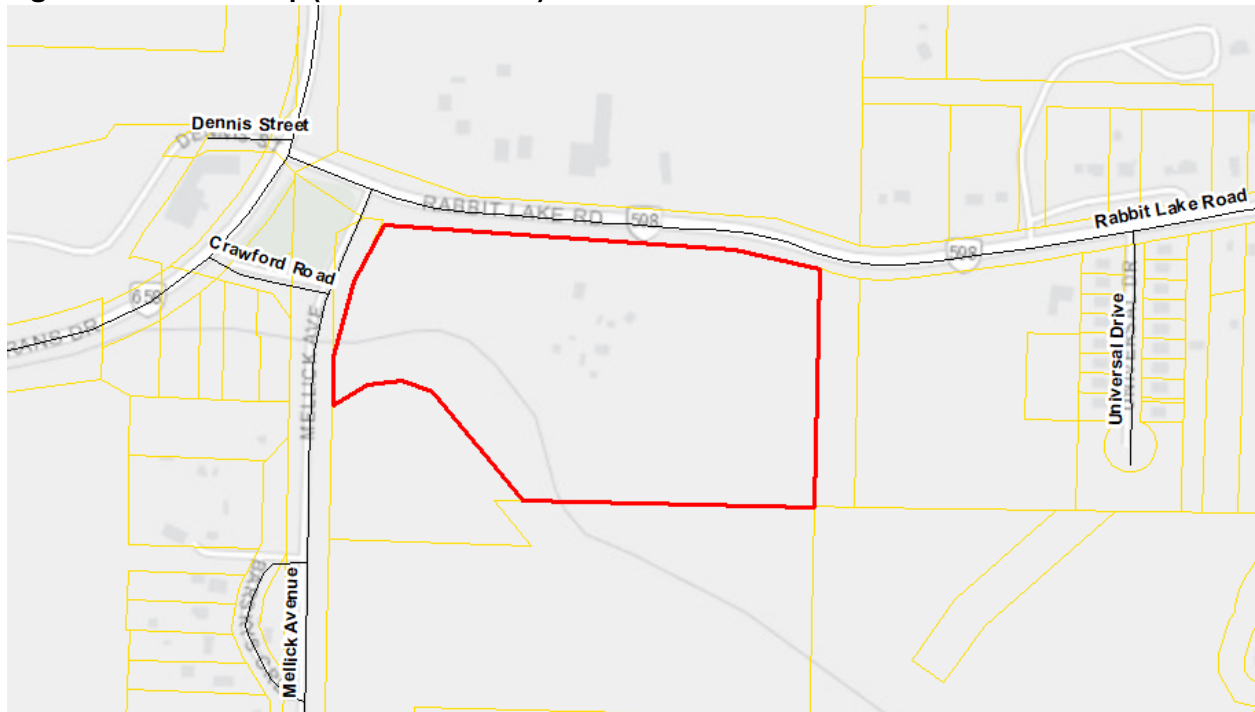
**ADDITIONAL INFORMATION**

Additional information relating to the proposed minor variance is available electronically through the Planning Department, for further information please email: [tvader@kenora.ca](mailto:tvader@kenora.ca) and quote File Number **D13-24-09**.

**Dated at the City of Kenora this 21 day of October, 2024.**

Tara Vader, Associate Planner, 60 Fourteenth St N, 2<sup>nd</sup> Floor, Kenora, ON  
P9N 4M9, Phone: 807-467-2152, email: [tvader@kenora.ca](mailto:tvader@kenora.ca).

**Figure 1. Location Map (Kenora GIS 2022)**



\*Highlighted text indicates amendment