



The Corporation of the City of Kenora
Planning Advisory Committee
Notice of Complete Application and
Public Hearing for Variance to Zoning
By-law No. 101-2015
Application No. D13-23-07

**Notice to All Owners of Property within a 60 metre radius of
A Property located at 274 Gould Road, Kenora, ON
SECTION 45 OF THE PLANNING ACT, RSO 1990**

TAKE NOTICE that the City of Kenora has received an application for variance to Zoning By-law 101-2015 for a property 274 Gould Rd, Kenora, ON, identified in light blue on the Key Map below.

The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, will hold a virtual public meeting to consider the proposal at the following time and location:

PAC Virtual Meeting

When: Tuesday, June 20th, 2023 at 6:00 p.m. (CST)

Location: PAC will be hosting a virtual meeting via Zoom Meeting, which allows for participation by telephone, as well as by computers and mobile devices. Access to the virtual meeting will be available by request and a recording of the meeting can be viewed following the meeting at Kenora.ca.

**Aerial of Subject Property, Kenora GIS 2019
Key Map 1**



Purpose of Application: To seek relief from section 4.5.3 (f) of the City of Kenora Zoning By-law 101-2015 which requires a minimum rear yard setback of 8.0 metres in the Rural Residential Zone.

Effect of Approval: To reduce the minimum rear yard setback from 8.0 m to 6.0 m and allow for the expansion of an existing residential dwelling unit.

VIRTUAL PUBLIC MEETING: All Committee meetings are being held virtually. There are several ways in which the general public can provide input on the proposed application for minor variance, as follows:

- a. **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: **D13-23-07**. Comments must be submitted by 4:30 p.m. on Friday, June 16th, 2023.
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Virtual Public Meeting, you are asked to register in advance by Friday, June 16th, 2023 via email, to planning@kenora.ca and quote File Number: **D13-23-07**. After registering, you will receive a confirmation email containing information about joining the webinar by following the link provided through email. Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose. To register by phone please call: 807-467-2152.

WHO HAS APPEAL RIGHTS

Recent changes made by the Province of Ontario *Bill 23 - More Homes Built Faster Act*, have changed who has the right to appeal decisions made by the Planning Advisory Committee. Other than the applicant, only a 'specified person' or a 'public body' as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal. If a 'specified person' or 'public body' does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is approved or refused;

- i. that 'specified person' or 'public body' is not entitled to appeal the decision of the City of Kenora Planning Advisory Committee to the Ontario Land Tribunal.
- ii. that 'specified person' or 'public body' may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

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 Secretary-Treasurer of the Planning Advisory Committee via email to planning@kenora.ca. If you wish to be notified of the decision of the Planning Advisory Committee in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Planning Advisory Committee; contact information is provided below. This

ADDITIONAL INFORMATION relating to the proposed minor variance is available electronically through the Planning Department, for further information please contact the Secretary-Treasurer and quote File Number **D13-23-07**.

Dated at the City of Kenora this 19th day of May, 2023.

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