

Notice of Public Hearing of Application for Minor Variance

Take notice that the Municipality of Chatham-Kent has received an application for Minor Variance (**File A-05/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 1005 Dufferin Avenue, in Part of Lot 7, Plan 288, in the Community of Wallaceburg.

And take further notice that an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date: **Thursday, April 23, 2026**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The subject property is located at the southwest corner of the Dufferin Avenue and Selkirk Street intersection, in the Community of Wallaceburg (Roll No. 3650 442 004 08800). The property is approximately 625 sq. m (6,727 sq. ft.) in area and contains a parking lot. The property is designated Downtown/Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The application proposes to permit the construction of a new 39 sq. m (420 sq. ft.) building to be utilized as a community focused coffee shop. The commercial activity on the property will be limited to a drive-through and walk-up window - no internal seating for patrons. A site plan drawing showing the proposed development is attached on the reverse.

The minor variance application is required to provide relief from provisions of the Chatham-Kent Zoning By-law to allow the development as shown on the site plan drawing. Relief is required from the following zone provisions:

| Zoning Provision | Required | Proposed |
|--|-----------------|-----------------|
| Rear Yard Depth Minimum (Abutting Alley) | 7.62 m | 4.59 m |
| Exterior Side Yard Width Minimum (Abutting Selkirk Street) | 3.05 m | 1.5 m |
| Drive-Through Stacking Lane Length | 55 m | 24 m |
| Off-Street Parking Requirement | 10 spaces | 3 spaces |

The minor variance application will also recognize an existing off-street parking space located in the front yard, that will remain and serve the new use.

The Key Map on the reverse indicates the location of the lands affected by the proposed Minor Variance application in relation to other lands within the Municipality.

Any person may attend the hearing and/or make written or verbal representation in support of or in opposition to the proposal.

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address.

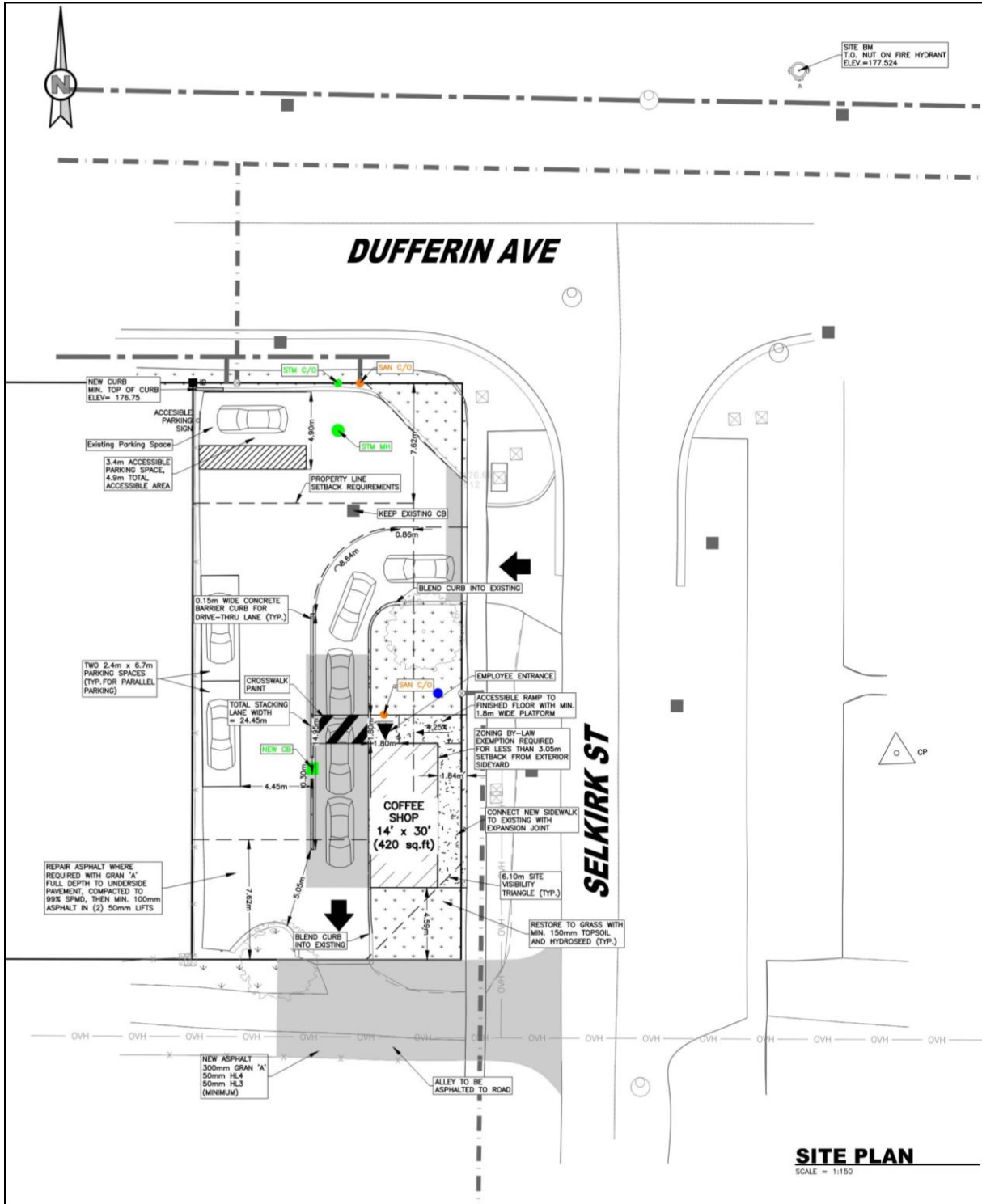
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 13th day of April, 2026.

Key Map



Conceptual Site Plan



SITE PLAN
SCALE = 1:150

| | | | | |
|------------------------|--|--|-----------------------|--------------------------------|
| 08 B. B. A.M. | MCGUIGAN ENGINEERING INC. 2 TALBOT ST. W. BLENHEIM, ON. N0P 1A0 P: 226-201-0122 | SHEET TITLE: EXISTING SITE, REMOVALS AND SITE PLAN | SCALE: AS-NOTED | |
| | | PROJECT NAME: CARMEN'S COFFEE | CAD FILE No.: C-25-51 | OWNER: 1000302495 ONTARIO INC. |
| | | | SHEET No.: C2 | OF SHEET: 5 |