

## **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-12/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 22 Cecil Street South, in Lot 1, Plan 519, in the Community of Ridgetown (East Kent).

**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 on the east side of Cecil Street South, between Warwick Street and Jane Street, in the Community of Ridgetown (Roll No. 3650 240 003 91100). The lands are approximately 0.11 ha (0.28 ac.) in area and contain a single detached dwelling and one (1) accessory building. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The application proposes to permit a 44.6 sq. m (480 sq. ft.) addition to the front face of the existing dwelling, in front of the existing attached garage. A conceptual site plan is shown on the reverse.

Development over the subject property is subject to the Established Front Yard provision of the Chatham-Kent Zoning By-law (Zoning By-law). This provision requires a minimum front yard setback for the primary dwelling on the subject property to meet the shorter setback of the nearest dwelling on adjacent lands. The Established Front Yard setback that applies to the subject property is currently set by the dwelling on the abutting property to the north (20 Cecil Street South), which is setback approximately 13.7 m (45 ft.) from the front lot line.

To permit the proposed garage addition, a minor variance is required to reduce the required front yard setback at 7.32 m (24 ft.).

All other applicable provisions of the Zoning By-law will continue to apply.

**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.

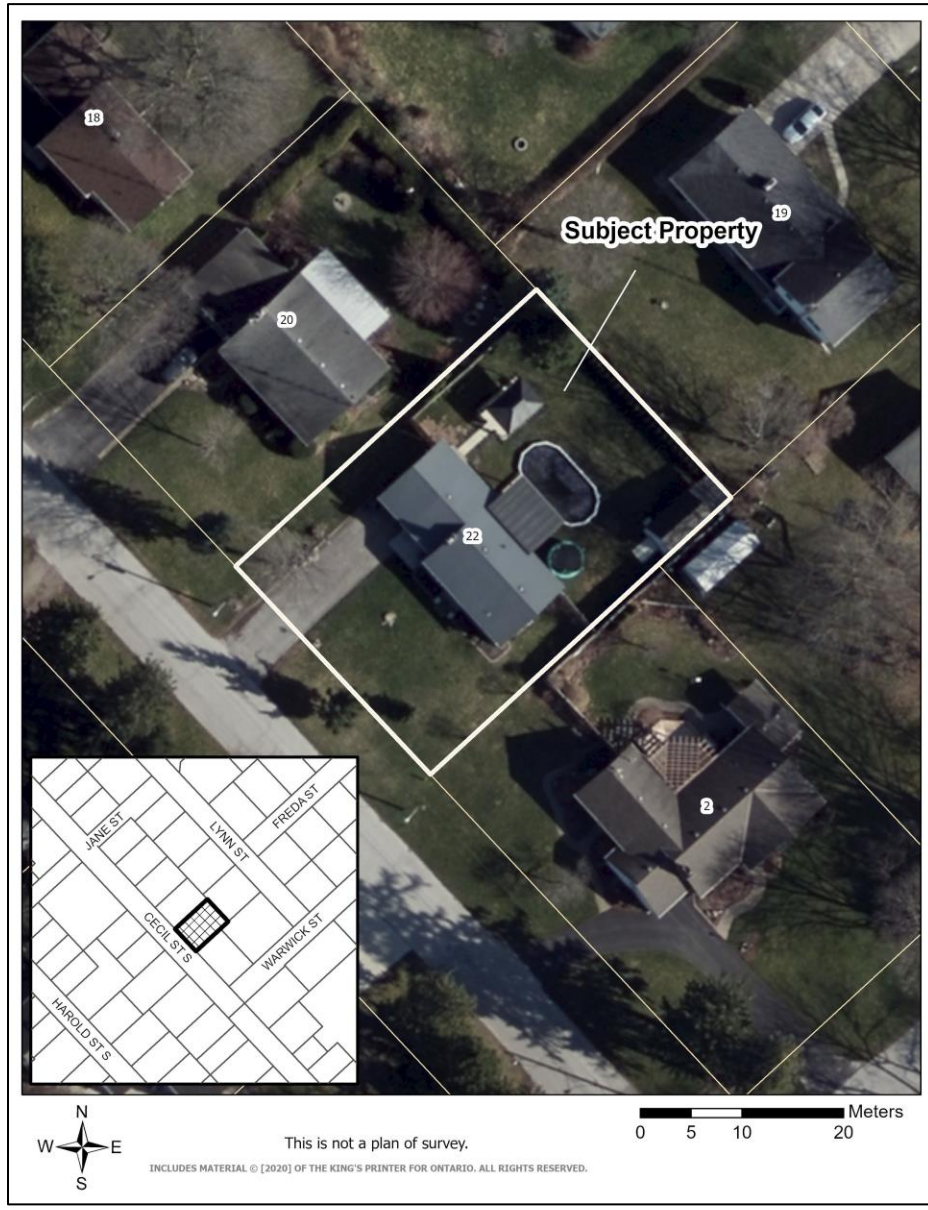
**If a specified person or public body** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

**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

