

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-15/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 20818 Victoria Road, in Part of Lots 11 & 12, Concession 8, in the Community of Howard (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 west side of Victoria Road, with additional frontage on the south side of O'Neill Line, north of Gosnell Line, in the Community of Howard (Roll No. 3650 210 003 11600). The lands are approximately 42.8 ha (105.75 ac.) in area and contain a single detached dwelling, two (2) outbuildings, three (3) grain bins, one (1) livestock facility (swine – sows), and (1) open air manure storage silo. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-288 (A1-288)

The minor variance application proposes to allow for an expansion and modernization of the existing livestock facility operating on the subject lands. The proposal involves changes to existing farm buildings and manure storage, including the following:

- The removal of the current open-air manure storage structure, which would be replaced with a new enclosed manure storage system located beneath the barn.
- The removal of part of the existing barn closest to Victoria Road.
- The construction of a new barn addition to the rear of the existing livestock building, farther away from Victoria Road and neighbouring residences.

The new addition would be used as part of the ongoing livestock operation and would allow the total number of livestock on the farm to increase from approximately 1,150 to 2,150 heads.

Minimum Distance Separation (MDS)

The proposed expansion requires a reduction in Minimum Distance Separation (MDS) setback. The MDS setback requirement is determined through formulae and guidelines of the MDS Document, which is issued by the Province. MDS setbacks are used to reduce odour conflicts by separating incompatible uses.

The Minor Variance application is to provide relief from MDS II, which establishes a specific setback for a new or expanded livestock facility from a residential dwelling on a separate property. The MDS II setback requirement for the planned expansion of the livestock facility on the subject property is 409 m (1,342 ft.) from a residential dwelling on separate property. There are four (4) residential dwellings on separate properties that are located within this proposed setback distance.

The application proposes to reduce the MDS II setback requirement from 409 m (1,342 ft.) to 280 m (920 ft.), which is the setback to the nearest dwelling on a separate lot (20768 Victoria Road).

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

