

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-37/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 10973 River Line, in Part of Lot 19, Concession 1, River Thames Survey, described as Part 2, Plan 24R-8862, in the Community of Harwich (South 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, August 28, 2025**
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 north side of River Line, east of Mull Road, in the Community of Harwich (Roll No. 3650 140 003 14850). The lands are approximately 1.25 ha (3.1 ac.) in area and are currently vacant. The lands are designated Estate Residential Area in the Chatham-Kent Official Plan and zoned Estate Residential-1741 (ER-1741) and Open Space-1114 (OS1-1114).

Development of the subject property is currently in progress. The development includes a new 484 sq. m (5,210 sq. ft.) single detached dwelling, and a 324 sq. m (3,484 sq. ft.) accessory building to the rear of the main dwelling that is proposed to be utilized as an additional dwelling unit. The additional dwelling unit will be single storey but contains a steep pitched roofline which impacts the overall height measurement.

To permit the development of the additional dwelling at the height proposed, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.2(3), Accessory Uses, Height Restrictions, to increase the maximum permitted height for an accessory building or structure from 6 m (19.7 ft.) to the 6.75 m (22.15 ft.).

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 14th day of August, 2025.

Key Map



Conceptual Plan

