

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-35/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 18 Hillsdale Avenue, Part of Lot 11, Concession 10, and Part of Block A, Plan 632, 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, 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 the Hillsdale Avenue cul-de-sac, at its eastern limit, in the Community of Ridgetown (Roll No. 3650 240 003 08601). The lands are approximately 849.8 sq. m (9,147.2 sq. ft.) in area and contain a single detached dwelling and two (2) accessory buildings. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First-Estate (RL1-E).

The Minor Variance application is to provide relief from the rear yard setback requirements of the RL1-E zone, to permit a 21.4 sq. m (230 sq. ft.) pavilion on a new deck that is to be attached to the rear of the dwelling. As the pavilion will be a covered feature on a deck that is connected to the dwelling, it is considered an extension of the dwelling, for the purposes of interpreting the Zoning By-law. In this scenario, the proposed deck and pavilion feature will extend into the required rear yard of the property, resulting in a zoning deficiency for which the application is seeking relief.

To permit the development as is being proposed, the minor variance application is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.1.2(b), to reduce the minimum rear yard setback requirement from 10.67 m (35 ft.) to 6.1 m (20 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.

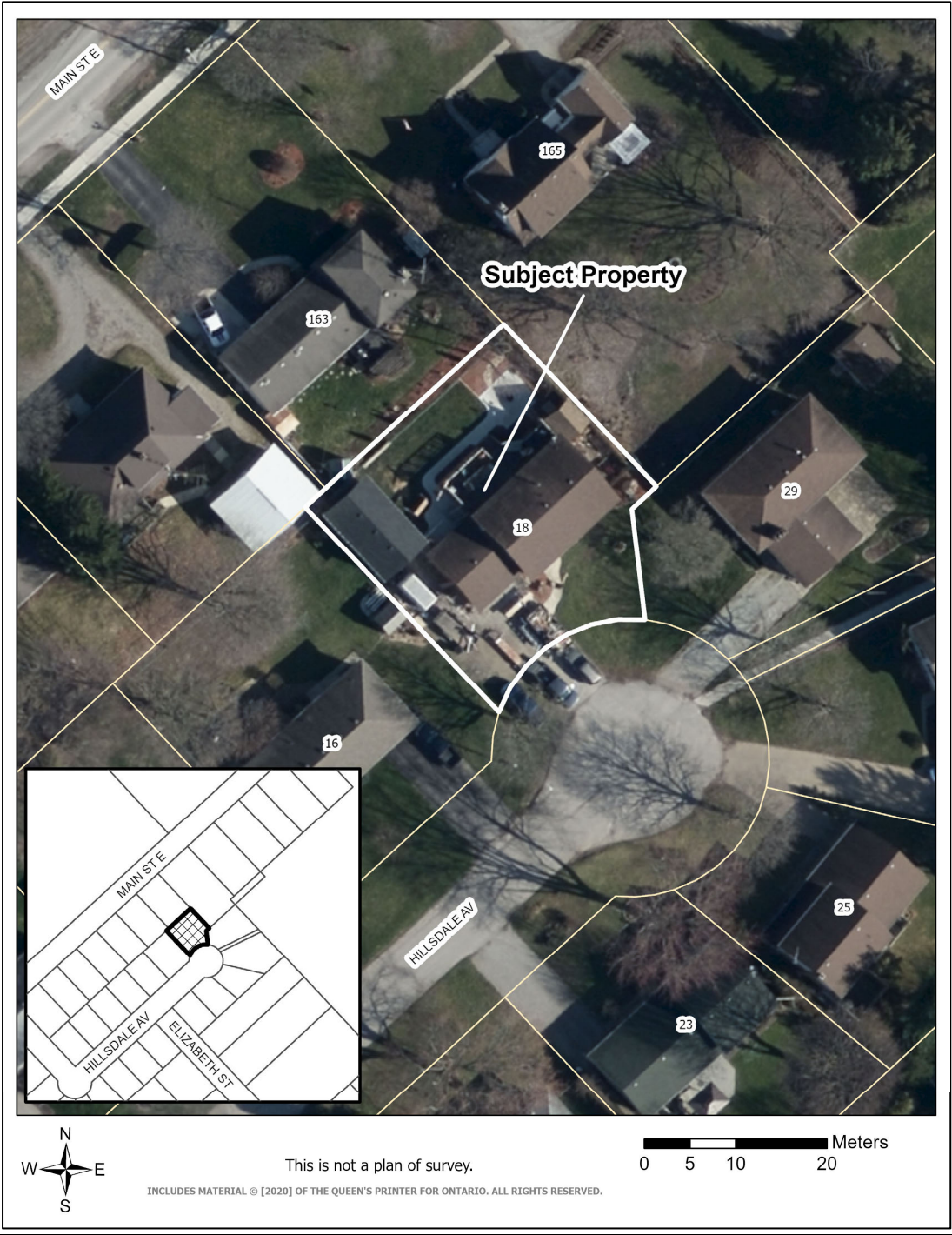
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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

