

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-34/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 33 Pearl Street, in Block A, Plan 685, Community of Tilbury (West 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 southeast corner of the Lyon Avenue and Pearl Street intersection, in the Community of Tilbury (Roll No. 3650 080 001 45100). The lands are approximately 1,622 sq. m (17,460 sq. ft.) in area and contain a 13-unit apartment building. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density Second (RM2).

The application proposes to permit the construction of a new dwelling unit within the existing apartment. The new dwelling unit is to be located within the basement of the building, bringing the total number of units to fourteen (14). A sketch demonstrating the existing site is attached on the reverse.

To permit the redevelopment as is being proposed, the minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 215-2009, as amended, Section 5.2.2(b), Maximum Density, to increase the maximum permitted density for the subject parcel from 75 to 87 units per hectare. The site will maintain eighteen (18) parking spaces in compliance with the Zoning By-law by reconfiguring the existing asphalt parking area.

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.

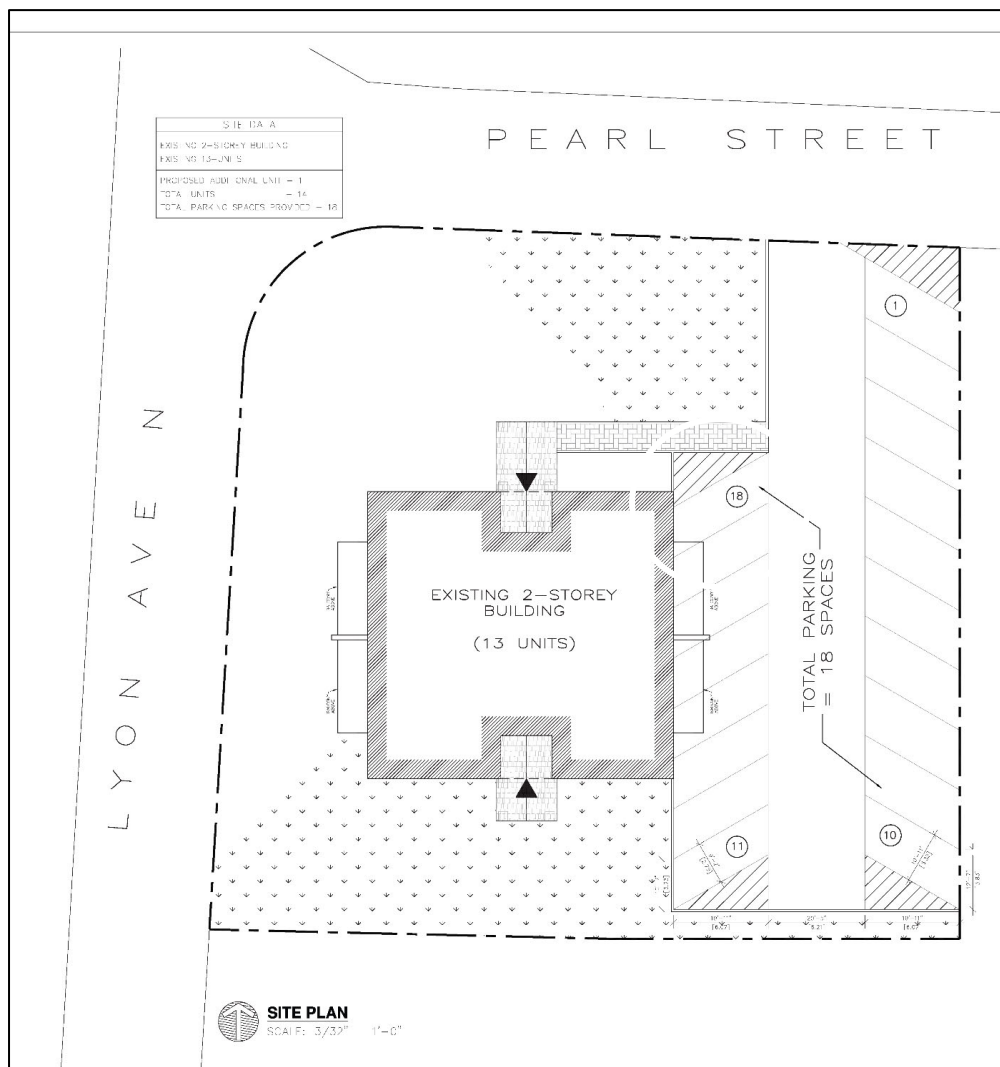
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 14th day of August, 2025.

Key Map



Conceptual Plan



Application No. A-34/25
CityView No. PL202500108
33 Pearl Street, Community of Tilbury (West Kent)