

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-38/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 44 York Street West, Part of Lot 10, Block B, Plan 70, 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 at the southern corner of the York Street West and King Street North intersection, in the Community of Ridgetown (Roll No. 3650 240 001 11900). The lands are approximately 614 sq. m (6,617 sq. ft.) in area and contain a single detached dwelling and an 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 facilitate the construction of a 94.6 sq. m (1,018 sq. ft.) addition to the existing single detached dwelling on the subject property. The addition will include 23.2 sq. m (250 sq. ft.) of additional living space, and a 71.3 sq. m (768 sq. m) attached garage. The structure will meet all required setbacks from lot lines except for the rear yard setback. It will be within the maximum permitted height for the zone but will exceed the total allowable lot coverage for the lot.

To permit the development as is being proposed, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.1.2(b):

- i) to increase the maximum lot coverage from 33% to 40%; and
- ii) to reduce the required rear yard depth minimum from 7.62 m (25 ft.) to 4.5 m (14.7 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.

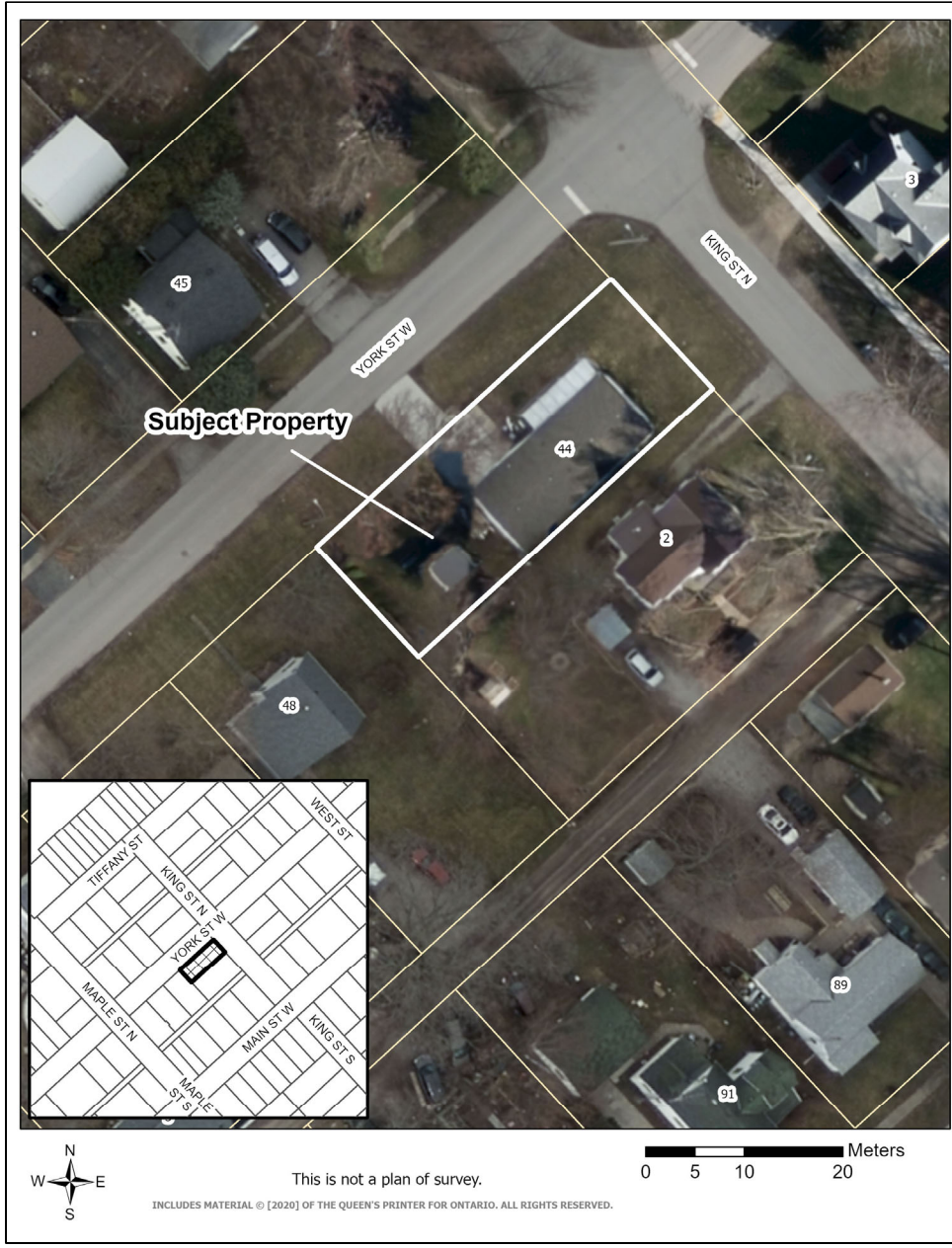
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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.

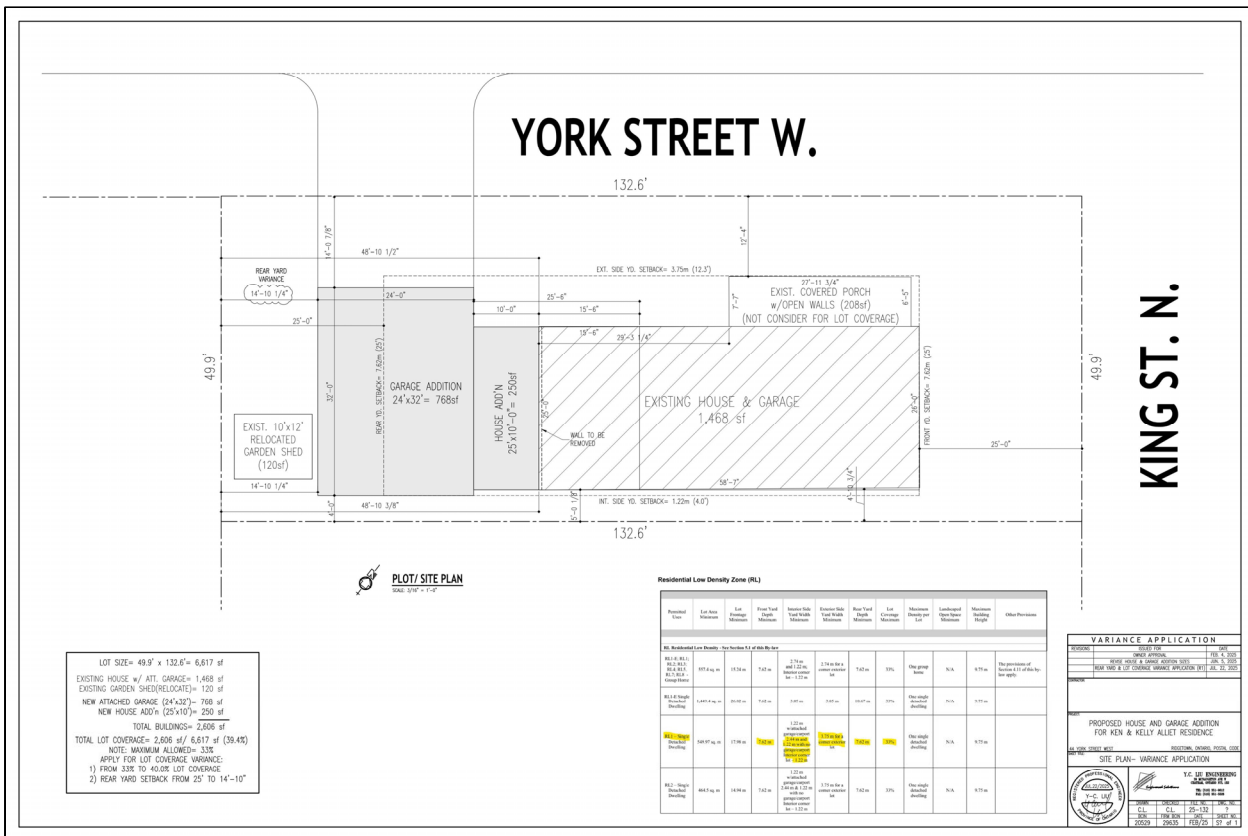
For additional information regarding the application, contact the above address.

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

Key Map



Conceptual Plan



Application No. A-38/25
CityView No. PL202500118
44 York Street West, Community of Ridgetown (East Kent)