

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-32/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 18223 Pike Street, in Part of Lot 29, Plan 407, described as Part 1 on Registered Plan 24R-11348, 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, August 7, 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 east side of Pike Street, at the Rose Beach Line intersection, in the Community of Howard (Roll No. 3650 210 004 55100). The lands are approximately 1,000 sq. m (10,764 sq. ft.) in area and contain a single detached dwelling. The property is designated Recreational Residential Area in the Chatham-Kent Official Plan and zoned Recreational and Lakeside Residential (RLR). A key map showing the location of the subject property is shown on the reverse.

The application proposes to permit the construction of a new 219.6 sq. m (2,364 sq. ft.) single detached dwelling, replacing the existing dwelling located on the subject property. The Established Front Yard provision of the Zoning By-law limits the developable area of the subject property. This provision requires a minimum front yard setback for a dwelling located on the subject property to meet the shorter setback of the closest dwelling on adjacent lands. The proposed location of the new dwelling does not meet this setback requirement. To permit the development as proposed the minor variance application will exempt the subject property from Section 4.38.1, Established Front Yards, of the Chatham-Kent Zoning By-law, and maintain a minimum front yard setback of 9 m (29.52 ft.) for the new single detached dwelling.

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.

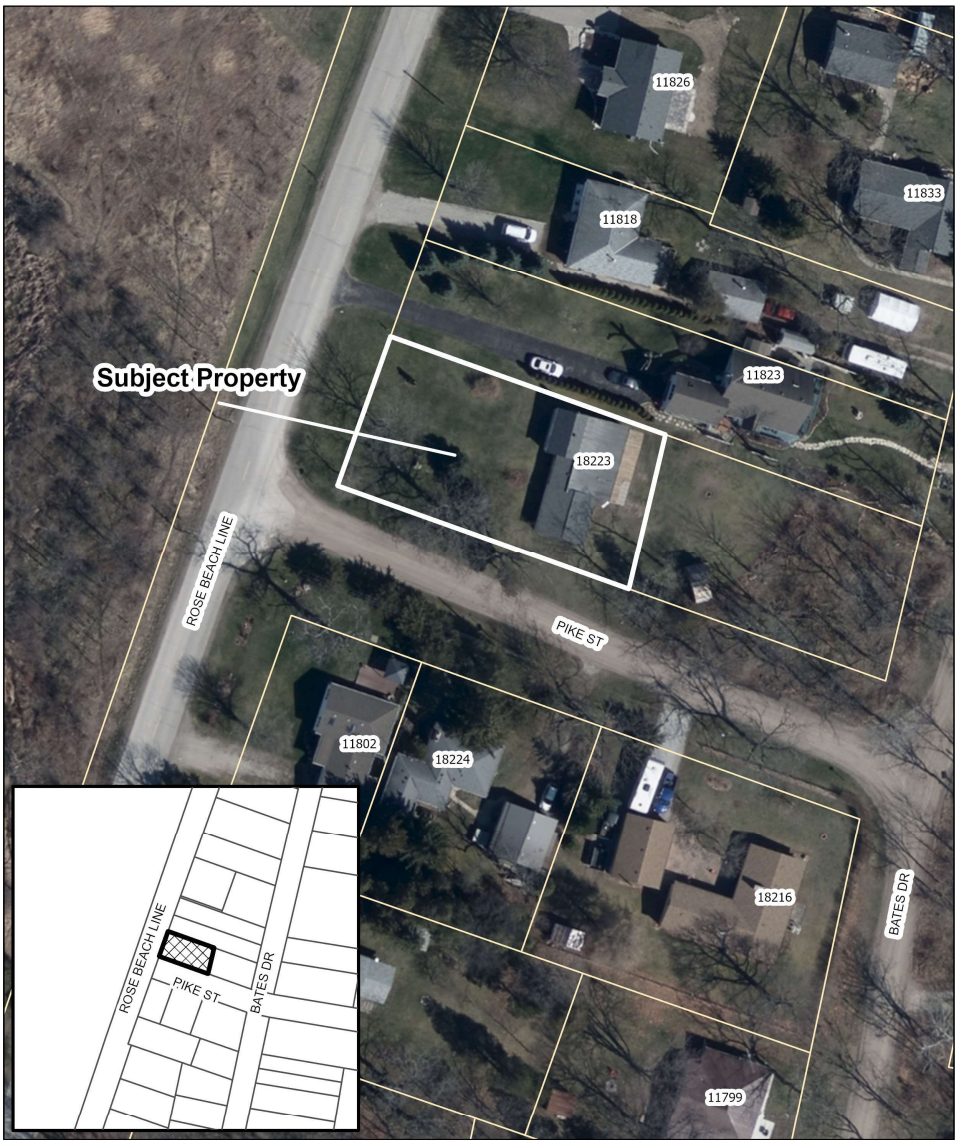
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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.

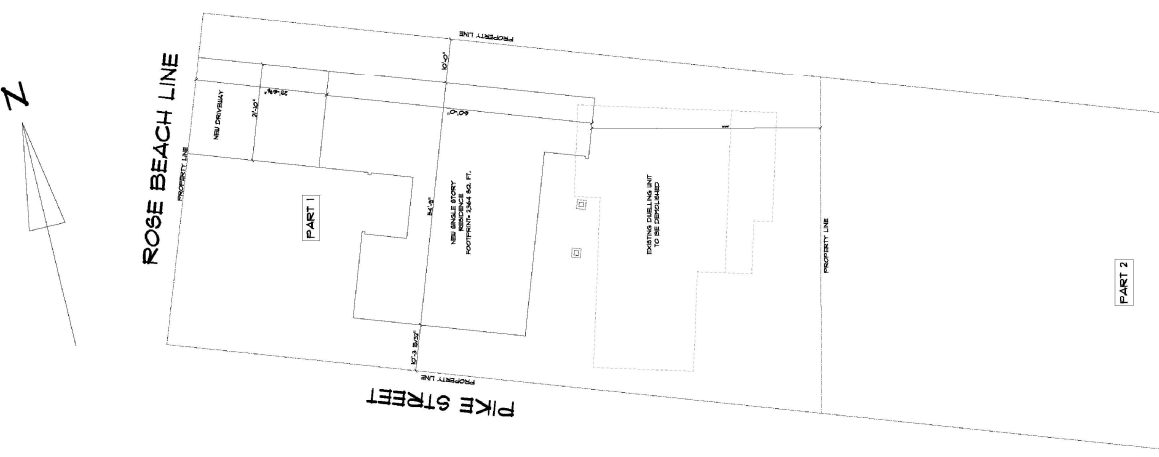
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 24th day of July, 2025.

Key Map



Conceptual Plan



Application No. A-32/25
CityView No. PL202500102
18223 Pike Street, Community of Howard (East Kent)