

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-33/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 21 Taylor Avenue, in Part of Lot 12, Block B, Plan 26, Community of Chatham (City).

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 Taylor Avenue, in the Community of Chatham (City) (Roll No. 3650 420 053 07500). The lands are approximately 1,254.5 sq. m (13,503.6 sq. ft.) in area and currently contain a single detached dwelling and two (2) accessory buildings. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density Second (RM2).

The following medium density dwelling types are permitted as-of-right under the RM2 zone:

- Residential Apartment
- Row House
- Stacked Row House
- Back-to-back Row House
- Double duplex
- Fourplex

The subject property is proposed to be developed with a new 313 sq. m (3,369 sq. ft.) stacked row house dwelling, consisting of nine (9) dwelling units and associated off-street parking. The attached conceptual site plan delineates the proposed development on the subject lands.

The proposed development meets all applicable zoning regulations with the exception of meeting the minimum required building setback from side lot lines, and allowing for parking within the required front yard of the lot. The Minor Variance application proposes to grant relief from these provisions to allow the development as shown on the conceptual site plan.

Specifically, the Minor Variance application is to:

- i. provide relief from Section 5.2.1(b), Interior Side Yard Depth Minimum, to reduce the minimum required interior side yard setback from 7.62 m (25 ft.) to 6.0 m (19.7 ft.); and,
- ii. exempt the property from Section 4.17(b), Landscaping, Landscaped Open Space, to permit the parking area within the required front yard.

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 25th day of July, 2025.

Key Map



Conceptual Site Plan

