

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-31/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6824 & 6842 Rivard Line, in Part of Lot 10, Concession 7, Community of Dover (North 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 south side of Rivard Line, east of Big Pointe Road, in the Community of Dover (Roll No. 3650 480 005 11700). The lands are approximately 31.2 ha (77.1 ac.) in area and contains one single detached dwelling, four (4) outbuildings, and four (4) grain bins. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is proposing to permit the construction of a new 12.8 m (42 ft.) wide grain bin along the easterly interior side yard of the subject property. A grain bin, defined as an agricultural building in the Chatham-Kent Zoning By-law, is required to maintain a minimum 4 m (13.1 ft.) setback from an interior side yard. The application is proposing to reduce this setback to 1.5 m (5.0 ft.).

To permit the development of the new grain bin as proposed, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.21.2(b), Interior Side Yard Width Minimum, to reduce the required interior side yard width minimum from 4.0 m (13.1 ft.) to 1.5 m (5.0 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.

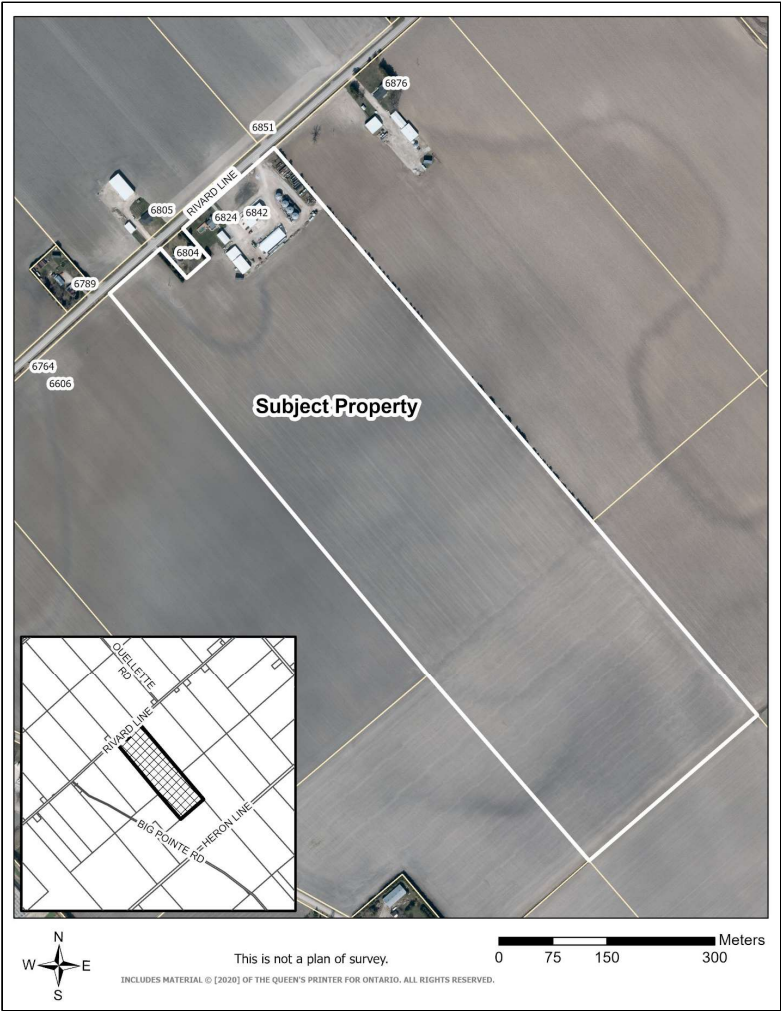
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 24th day of July, 2025.

Key Map



Conceptual Plan

