

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-50/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 430 Indian Creek Road West, in Lot 6, Plan 476, in the 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, December 18, 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 Indian Creek Road West, between Keil Drive South and Charing Cross Road, in the Community of Chatham (City) (Roll No. 3650 110 011 06900). The property is approximately 2,387.69 sq. m (25,700.9 sq. ft.) in area and is currently being developed with two (2) Row House Dwellings, each containing three (3) units. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density First-1709 (RM1-1709).

The Chatham-Kent Zoning By-law permits uncovered porches to extend into a front yard of a property by a maximum of 3.1 m (10.2 ft.), measured from the front face of the main structure. The Row House Dwelling being constructed closest to Indian Creek Road West is proposed to have a covered porch extending into the front yard of the property for each of its three (3) units. Each porch is proposed to extend into the front yard by 1.83 m (6.0 ft.). This development is shown on the Conceptual Plan attached to this notice.

The purpose of the Minor Variance application is to provide relief from Section 4.37(c), Yard Encroachments, of the Zoning By-law, which is the provision that permits uncovered porches to extend into a front yard. The relief being sought is to allow for a roof over each porch. To be clear, each porch will still be required to be connected to the main building and open on all three (3) sides. The porches will otherwise be in full compliance with the Zoning By-law.

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.

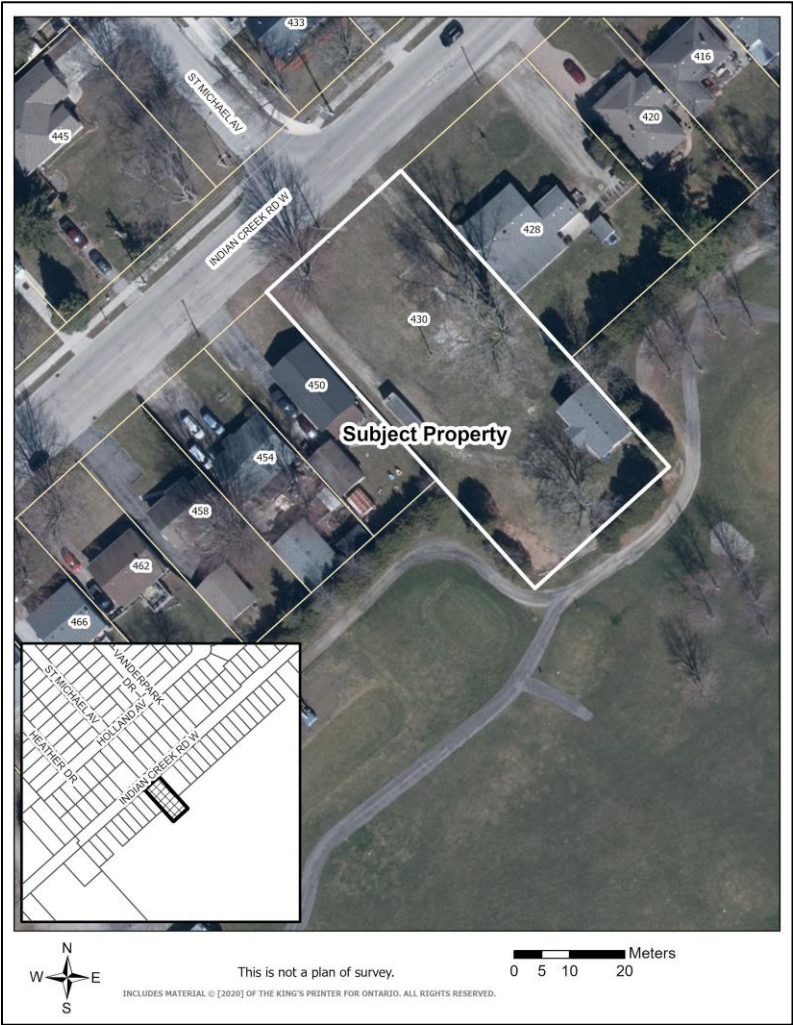
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 8th day of December, 2025.

Key Map



Conceptual Plan

