

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-55/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 590 Lafontaine Street, in Lot 18, Plan 124, in the Community of Wallaceburg.

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 east side of Lafontaine Street, near its intersection with Sophia Street and abutting the Sydenham River to the rear, in the Community of Wallaceburg (Roll No. 3650 442 009 13000). The lands are approximately 436.6 sq. m (4,700 sq. ft.) in area and contain a single detached dwelling and one (1) accessory building. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3) and Hazard Land (HL). The HL zoning is located at the rear of the property along the North Sydenham River.

The Minor Variance application is to provide relief from the rear yard setback requirement of the Zoning By-law to permit an addition to the rear face of the existing single detached dwelling. The proposed rear yard setback reduction is from 7.62 m (25 ft.) to 5.5 m (18 ft.). The addition will be comprised of additional living space. All other zoning regulations are being met for the proposed addition.

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 3rd day of December, 2025.

Key Map



Conceptual Plan



Application No. A-55/25
CityView No. PL202500181
590 Lafontaine Street, Community of Wallaceburg