

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-56/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6633 Middle Line, in Part of Lot 9, Concession 11, described as Part 5 on Registered Plan 24R-5400, in the Community of Raleigh (South 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, 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 north side of Middle Line, west of A. D. Shadd Road, in the Community of Raleigh (Roll No. 3650 110 007 07100). The lands are approximately 0.19 ha (0.48 ac.) in area and contain a single detached dwelling and a detached garage. The lands are designated Rural Settlement Area (South Buxton) in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The Minor Variance application is to provide relief from the interior side yard setback requirement to permit the construction of a new 87.3 sq m (940 sq ft.) carport that will connect the existing dwelling and detached garage. Since the carport is attached to the dwelling, it is subject to the same provisions as a single detached dwelling, as it is considered part of the overall building footprint.

To permit the development as being proposed, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 215-2009, as amended, Section 5.6.2(b), Interior Side Yard Width Minimum, to reduce the easterly interior side yard setback from 3 m (9.84 m) to 1.37 m (4.5 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.

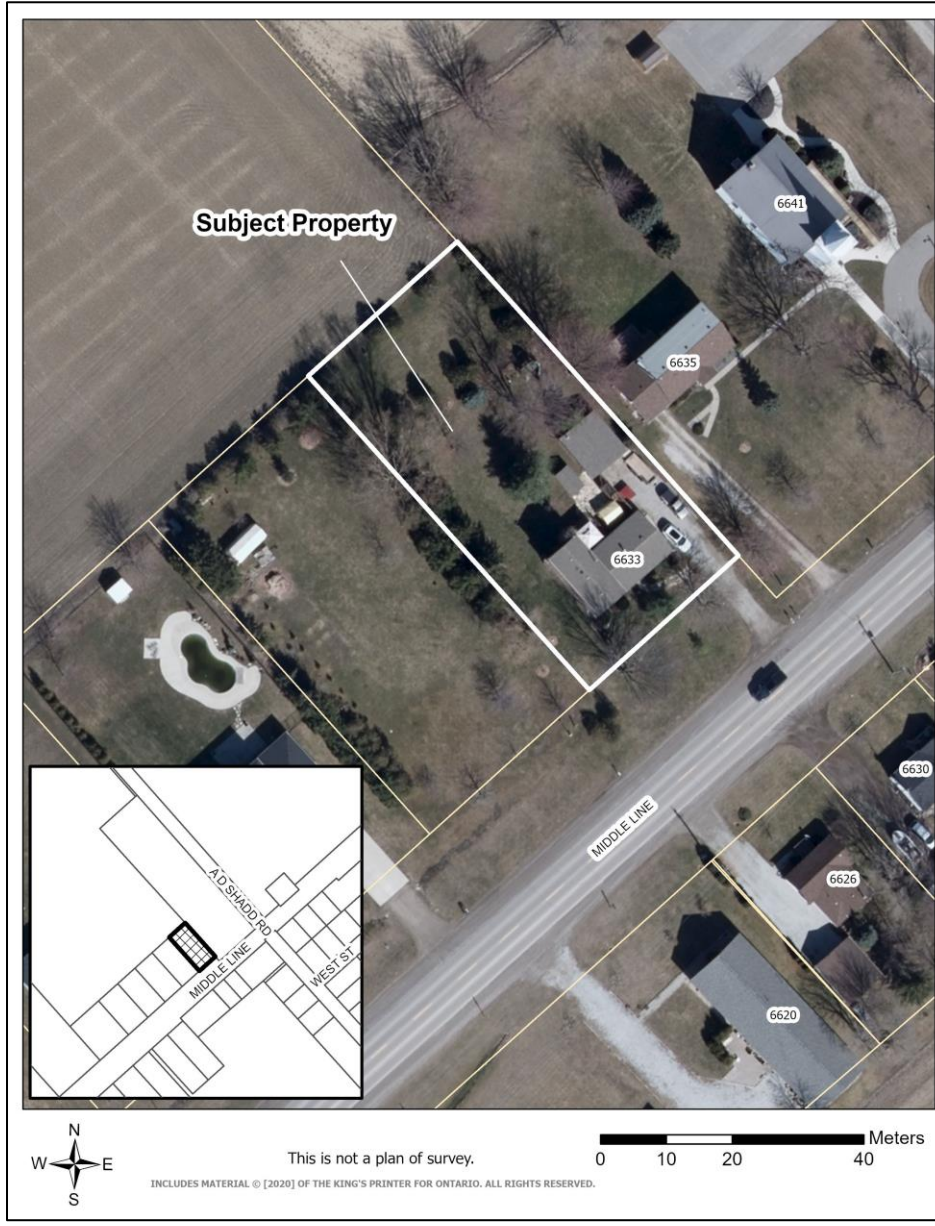
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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.

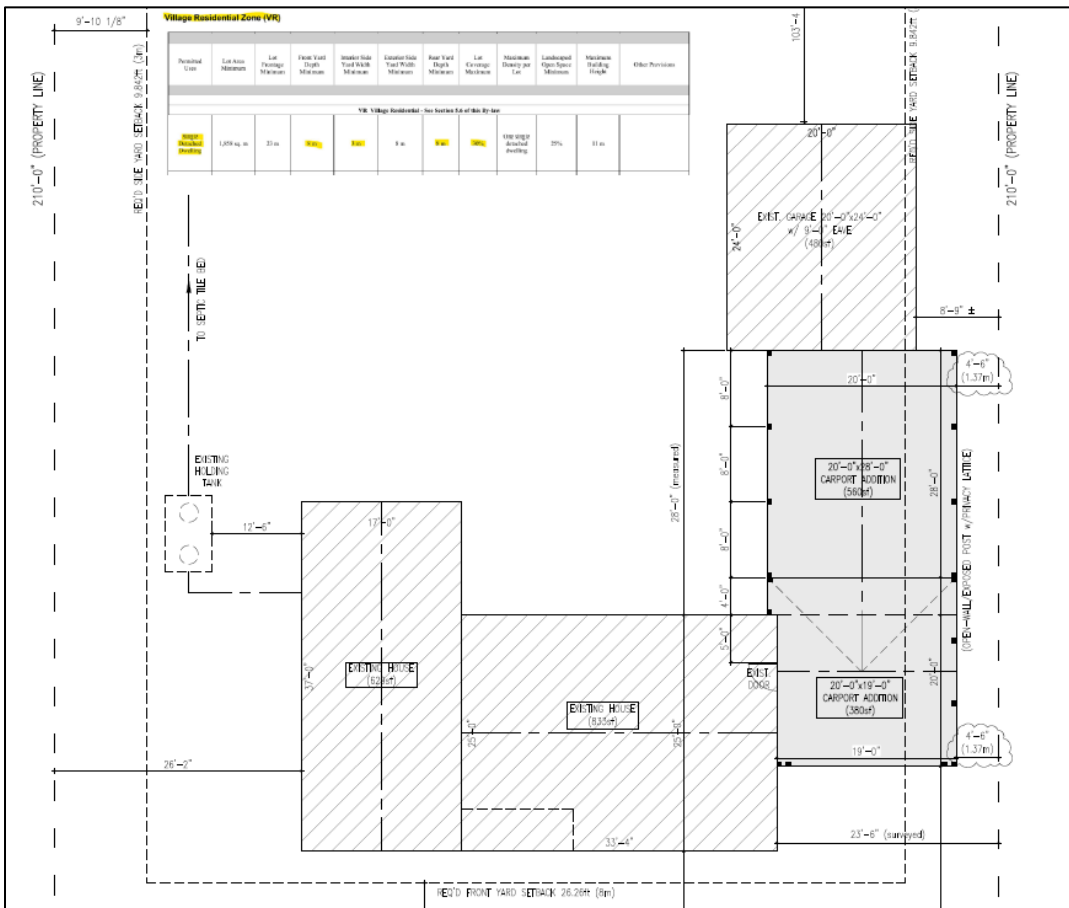
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 8th day of December, 2025.

Key Map



Conceptual Plan



Application No. A-56/25
CityView No. PL202500183
6633 Middle Line, Community of Raleigh (South Kent)