

## **Notice of Public Hearing of Application for Consent & Minor Variance**

**Take notice** that the Municipality of Chatham-Kent has received an application for Consent (**File B-81/25**) and Minor Variance (**A-58/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 78 & 86 Chatham Street North, in Part of Park Lot 1, Registered Plan 103, Community of Blenheim (South Kent).

**And take further notice** that an application under the above file numbers will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date: **Thursday, February 26, 2026**  
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 west side of Chatham Street North, between McGregor Street and Industrial Avenue, in the Community of Blenheim (Roll No. 3650 160 002 20500). The property is approximately 1,214 sq. m (13,068 sq. ft.) in area and contains two (2) single detached dwellings and two (2) accessory buildings. The lands are designated Employment Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The application proposes to sever the subject lands in a manner that results in each single detached dwelling being located on a separately conveyable parcel. To achieve this, the application is to sever the dwelling at 86 Chatham Street North, and one (1) accessory building, on a new 687.9 sq. m (7,405 sq. ft.) lot. The retained parcel is approximately 526 sq. m (5,663 sq. ft.) in area and contains the dwelling at 78 Chatham Street North and the remaining accessory building.

A minor variance application is required to address the following zoning deficiencies resulting from the proposed severance:

- a) recognize the reduced Lot Area Minimum of the severed parcel from 700 sq. m (7,534.7 sq. ft.) to 687.9 sq. m (7,405 sq. ft.);
- b) recognize the reduced Lot Area Minimum of the retained parcel from 700 sq. m (7,534.7 sq. ft.) to 526 sq. m (5,663 sq. ft.);
- c) recognize the reduced Lot Frontage of the severed parcel from 22.86 m (75 ft.) to 18.24 m (59.85 ft.); and,
- d) recognize the reduced Lot Frontage of the retained parcel from 22.86 m (75 ft.) to 14.66 m (48.09 ft.).

**The Key Map** on the reverse indicates the location of the lands affected by the proposed Consent and 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 Consent & 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 Consent & 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 11th of February, 2026.

## Key Map

