

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-59/25**) under Section 15 of the Chatham-Kent Fence By-law (By-law No.184-2022), as amended, concerning property located at 1200 Post Point Lane, Part of Lots 10 to 13, Plan 405, in the Community of Erieau (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, 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 north side of Post Point Lane, at its eastern limit, in the Community of Erieau (Roll No. 3650 190 001 52400). The lands are approximately 813 sq. m (8,750 sq. ft.) in area and contain a single detached dwelling. The property is designated Hamlet Area in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The subject property was previously bound by a wooden fence along the southern lot line along the Post Point Lane right-of-way, which was constructed around 2020. In 2025, a portion of Post Point Lane was closed and divested to the abutting landowner at 1245 Post Point Lane. At that time, the applicant and abutting property owner agreed to replace the existing fence along the southern lot line of the subject lands with a new 2.1 m (7 ft.) high fence, in the same location.

In June of 2025, Chatham-Kent By-law Enforcement determined that the fence along Post Point Lane was not in conformity with the Fence By-law. The issues identified included:

- The 2.1 m (7 ft.) high fence within the front yard exceeds the maximum permitted height.
- The portion of the fence within the visibility triangle exceeds the maximum permitted height within this area.

In October 2025, the Chatham-Kent Committee of Adjustment considered an application for Minor Variance (File A-46/25) to provide relief from the provisions of Section 11 of By-law No. 184-2022 (Fence By-law) related to the above noted infractions. The Committee refused this application on the following basis:

- Concern for the section of fence located within the sight visibility triangle impeding sightlines leading to a safety hazard.
- Overgrown vegetative grasses within the sight visibility triangle further obstructing the view of pedestrian and vehicular traffic.

Since that time, the overgrown vegetative grasses have been removed and the section of fence within the sight visibility triangle has been reduced to a height that is compliant with the Fence By-law.

Current Minor Variance Application

The current Minor Variance application is to deal with the remaining infraction with the Fence By-law, which is the height of the fence within the front yard. Section 11 of the Fence By-law permits a fence within a front yard up to a maximum height of 0.76 m (2.5 ft.). The application is seeking relief from this provision to allow the fence within the front yard, outside of the sight visibility triangle, to maintain its current height of 2.1 m (7 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 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 13th day of February, 2026.

Key Map

