

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-32/25**) and Minor Variance (**File A-25/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 420 Colborne Street, in Part of Lot 1, Concession 1, Thames River Survey, in the Community of Chatham (City).

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, July 17, 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 at the easterly corner of the Colborne Street and McGregor Place intersection, in the Community of Chatham (City) (Roll No. 3650 420 002 06044). The lands are approximately 0.67 ha (1.66 ac.) in area and contain an industrial building and associated off-street parking. The building is currently used for storage by the abutting business at 7 McGregor Place. The lands are designated Employment Area in the Chatham-Kent Official Plan and zoned General Industrial (M1).

The application is proposing to sever and convey a new industrial parcel, approximately 0.26 ha (0.64 ac.) in area, as shown on the Key Map on the reverse. The retained parcel will be approximately 0.41 ha (0.98 ac.) in area and contains the existing building and parking area.

To implement the proposed consent, a Minor Variance application is required to recognize the rear yard setback of the existing building on the retained parcel due to a reconfiguration of the yards due to the severance. The proposal will recognize the reduced rear yard setback from 7.6 m (25 ft.) to 3.6 m (11.8 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 3rd of July, 2025.

Key Map

