

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-27/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 20978 Charing Cross Road, in Lot 3, Plan 490, 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, 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 on the southwest side of Charing Cross Road, between Middle Line and Daniel Street, in the Community of Raleigh (Roll No. 3650 110 008 22600). The lands are approximately 1,083 sq. m (11,655 sq. ft.) in area and contain a single detached dwelling and one (1) accessory structure. The property is designated as a Secondary Urban Centre (Charing Cross) in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The application is proposing to permit the construction of a new 14.6 m x 9.8 m (48 ft. x 32 ft.) accessory structure in the rear yard of the subject property. The intended use of the structure is as a detached garage for the parking of vehicles and additional personal storage.

To permit the development of the new accessory structure at the size proposed, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.2(2), Accessory Uses, Lot Coverage, to increase the total lot coverage of all accessory buildings or structures from 10% to 13.5%.

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.

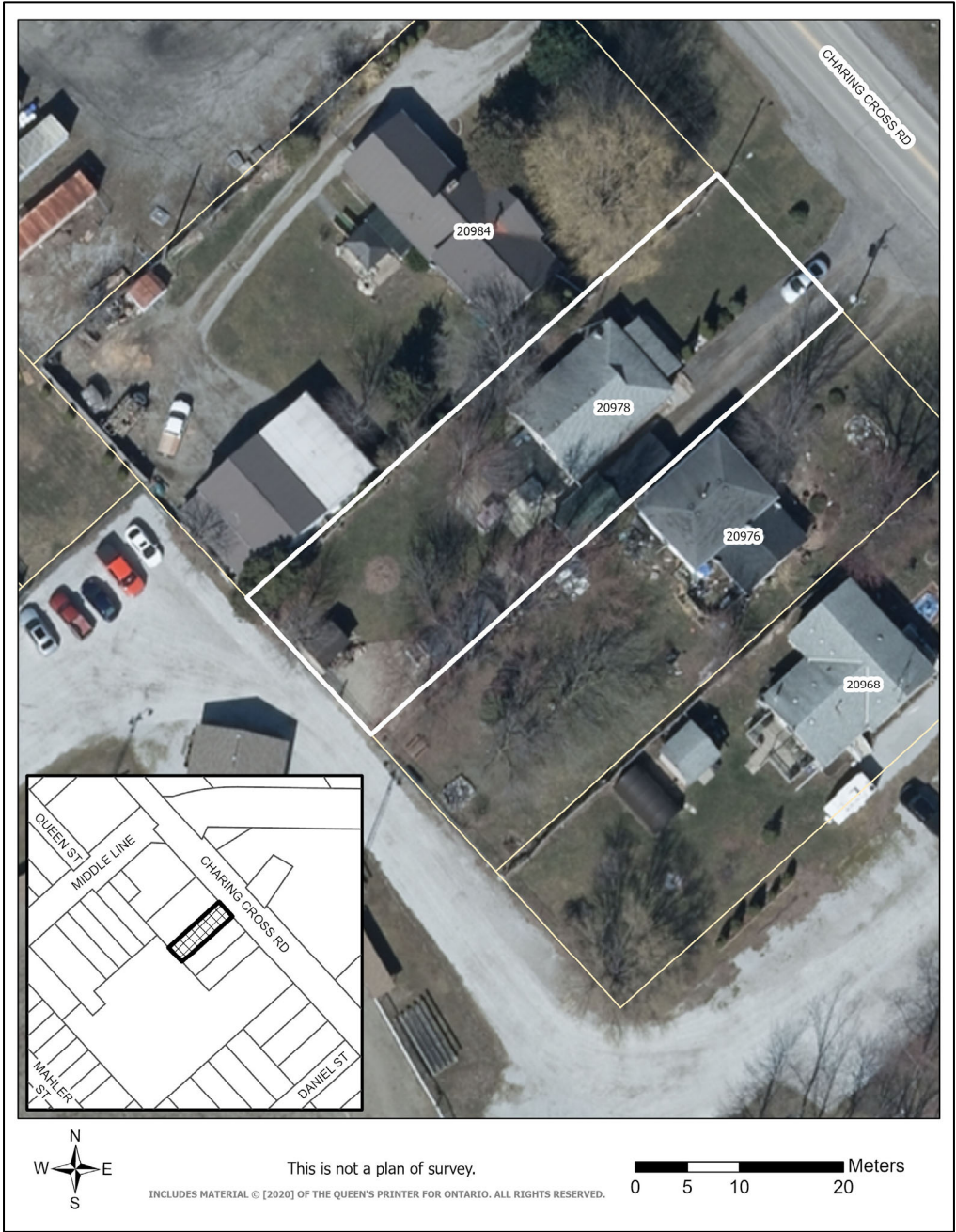
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 7th day of July, 2025.

Key Map



Conceptual Plan

