

## **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-30/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 11531 Wildwood Line, in Lots 3 & 4, Part of Second Avenue, Plan 387, in the Community of Harwich (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 west side of Wildwood Line, between Second and First Avenue, in the Community of Harwich (Roll No. 3650 140 004 00500). The lands are approximately 0.43 ha (1.06 ac.) in area, and contains a single detached dwelling, three (3) accessory structures, and a commercial building. The property is designated Recreational Residential Area in the Chatham-Kent Official Plan and within Site Specific Policy Area 2.3.12.2.13.2 – Bates Subdivision. The property is zoned Tourism Commercial-51 (TC-51).

The zoning of the subject property is limited by Special Zone Provision No. 51, which requires that the existing buildings establish all required setbacks, floor areas, and building heights. The proposal is to permit a 7.49 sq. m (80.6 sq. ft.) addition to the existing commercial building. The addition will function as a washroom and walk-in freezer for a future Eating Establishment.

The proposed variance will provide relief from the existing interior side yard and floor area requirements, as set by the current building dimensions. This will reduce the interior side yard setback from 3.26 m (10.7 ft.) to 1.89 m (6.2 ft.), and increase the maximum permitted gross floor area by 7.49 sq. m (80.6 sq. ft.). The new dimensions of the building will set the required yards, floor area, and height requirements.

**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



Applicant's Sketch

