

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-37/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 596 McNaughton Avenue West, in Part of Lot 21, Concession 1, in the Community of Chatham (City).

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 30, 2026**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The subject property is a 2,605 sq. m (28,042 sq. ft.) parcel located at the southeast corner of Keil Drive North and McNaughton Avenue West in the Community of Chatham (City) (Roll No. 3650 420 037 16302). The property currently contains a commercial office building. The lands are designated Highway Commercial Area in the Chatham-Kent Official Plan and are zoned Urban Commercial (Office and Service) (UC(OS)).

The applicant proposes to redevelop the property with a 28-unit apartment building, which is a permitted use in the UC(OS) Zone. The existing commercial building is proposed to be demolished to accommodate the development. Access to the site will continue to be provided from McNaughton Avenue West.

The proposed apartment building is to be located toward the rear of the property, with parking situated between the building and McNaughton Avenue West. A conceptual site plan illustrating the proposed development is attached to this notice.

To facilitate the development, the applicant is requesting the following relief from the Chatham-Kent Zoning By-law:

- Reduce the required setback for a parking area from an apartment building from 3.048 m (10 ft.) to 1.5 m (4.92 ft.).
- Permit a parking area within the required exterior side yard setback along Keil Drive North), with a minimum setback of 0.3 m (1 ft.) from the lot line.
- Reduce the required front yard setback for a parking area from 3.048 m (10 ft.) to 0.3 m (1 ft.) along McNaughton Avenue West.

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 20th day of July, 2026.

Key Map



Conceptual Site Plan



Application No. A-37/26
CityView No. PL202400124
596 McNaughton Avenue West, Community of Chatham (City)