

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-39/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 555 Tweedsmuir Avenue West, Block 2, Plan 24M-992, 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 located at the southwest corner of the intersection of Tweedsmuir Avenue West and Keil Drive South, in the Community of Chatham (City) (Roll No. 3650 420 022 40044). The lands are approximately 6,767 sq. m (72,839.4 sq. ft.) in area and are currently vacant. The property is designated Neighbourhood Commercial under the Southwest Quadrant Planning Area Secondary Plan and zoned Urban Commercial (Neighbourhood Commercial)-1768 (UC(NC)-1768).

The subject property is a commercial lot intended for uses that will serve the needs of current and future residents of the surrounding planned subdivision development. The application proposes to support development of this parcel with a strip commercial plaza as permitted by the UC(NC)-1768 zone. Specifically, the proposed development includes a new 2,046 sq. m (22,025 sq. ft.) commercial building, comprised of five (5) commercial units, two (2) accesses from Tweedsmuir Avenue West, and seventy-seven (77) off-street parking spaces.

The minor variance application is required to provide relief from provisions of the Chatham-Kent Zoning By-law to allow the development as shown on the site plan included with this notice. Relief is required from the following zone provisions:

Zoning Provision	Required	Proposed
Rear Yard Depth Minimum	7.62 m	4.60 m
Planting Strip Width where abutting a Residential Zone	3.0 m	0.90 m
Parking in the Front Yard Setback	3.048 m	1.0 m
Maximum Gross Leasable Area (one building)	1.486 sq. m	2,046 sq. m
Maximum Gross Leasable Area (one unit)	499.8 sq. m	1,103 sq. m

It should also be noted that the proposed development will require a Site Plan Control application, which is an application process that ensures the development meets all local development standards through a development agreement. This application will include several technical submission requirements that will deal with servicing, stormwater control, lighting, public safety, and parking.

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.

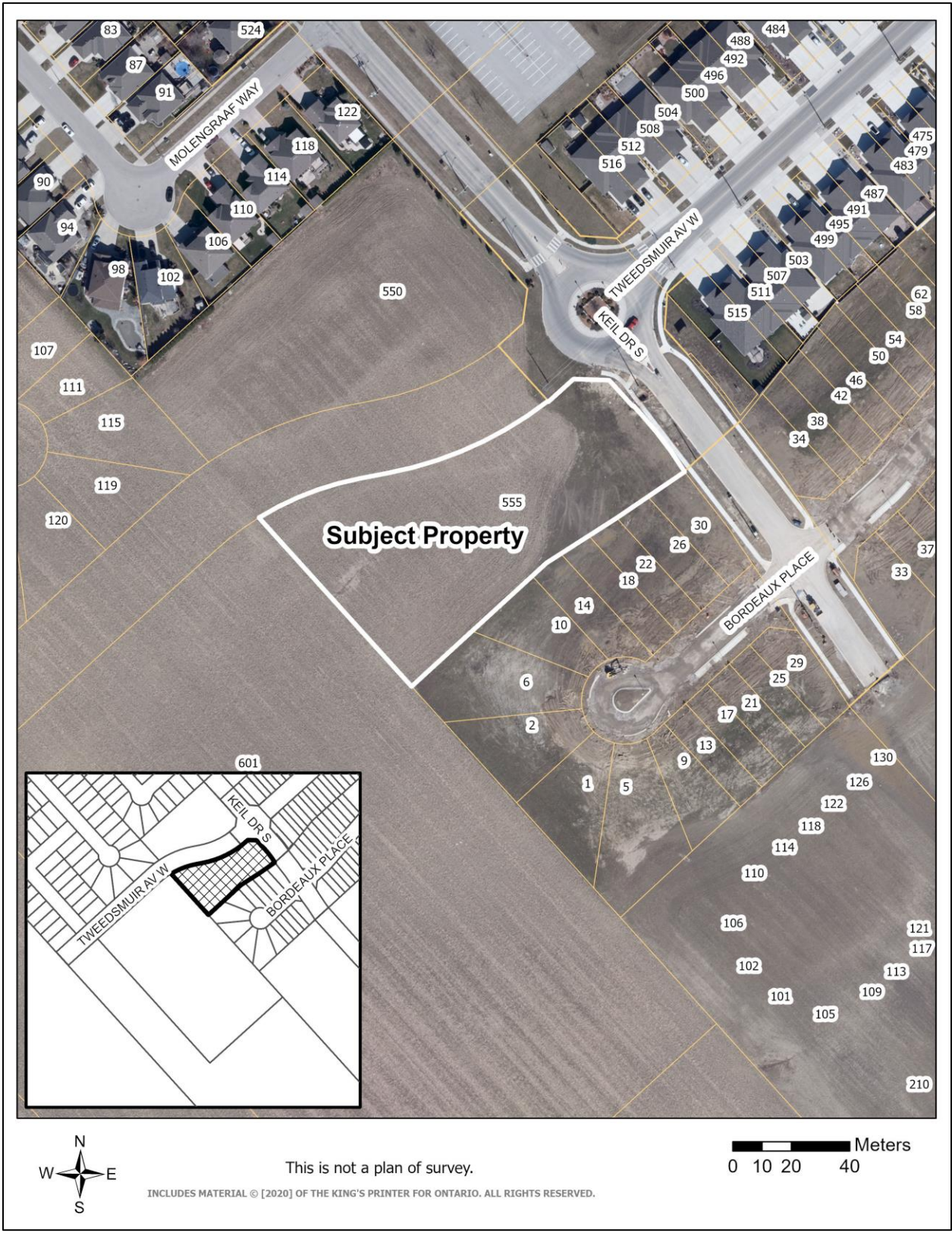
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 20th day of July, 2026.

Key Map



Conceptual Site Plan

