

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-35/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 11530 Rondeau Drive, in Lot 79, Registered Plan 624, 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 30, 2026**
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 south side of Rondeau Drive, abutting Rondeau Bay to the rear, in the Community of Harwich (Roll No. 3650 140 004 42900). The lands are approximately 0.35 ha (0.87 ac.) in area and contain a single detached dwelling and two (2) accessory buildings. The property is designated Recreational Residential Area in the Chatham-Kent Official Plan and zoned Recreational & Lakeside Residential (RLR).

The Minor Variance application is to provide relief from the interior side yard setback requirement to permit the construction of a new 102.2 sq m (1,100 sq ft.) addition that will connect the existing dwelling and detached garage. The addition will be located no closer to the property line than the existing detached garage. However since the addition will connect the existing detached garage to the main dwelling, it is subject to the same provisions as a single detached dwelling, as it is considered part of the overall building footprint.

To permit the development as proposed, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.9.2(b), Interior Side Yard Width Minimum, to reduce the easterly interior side yard setback from 3 m (9.8 ft.) to 0.82 m (2.7 ft.).

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.

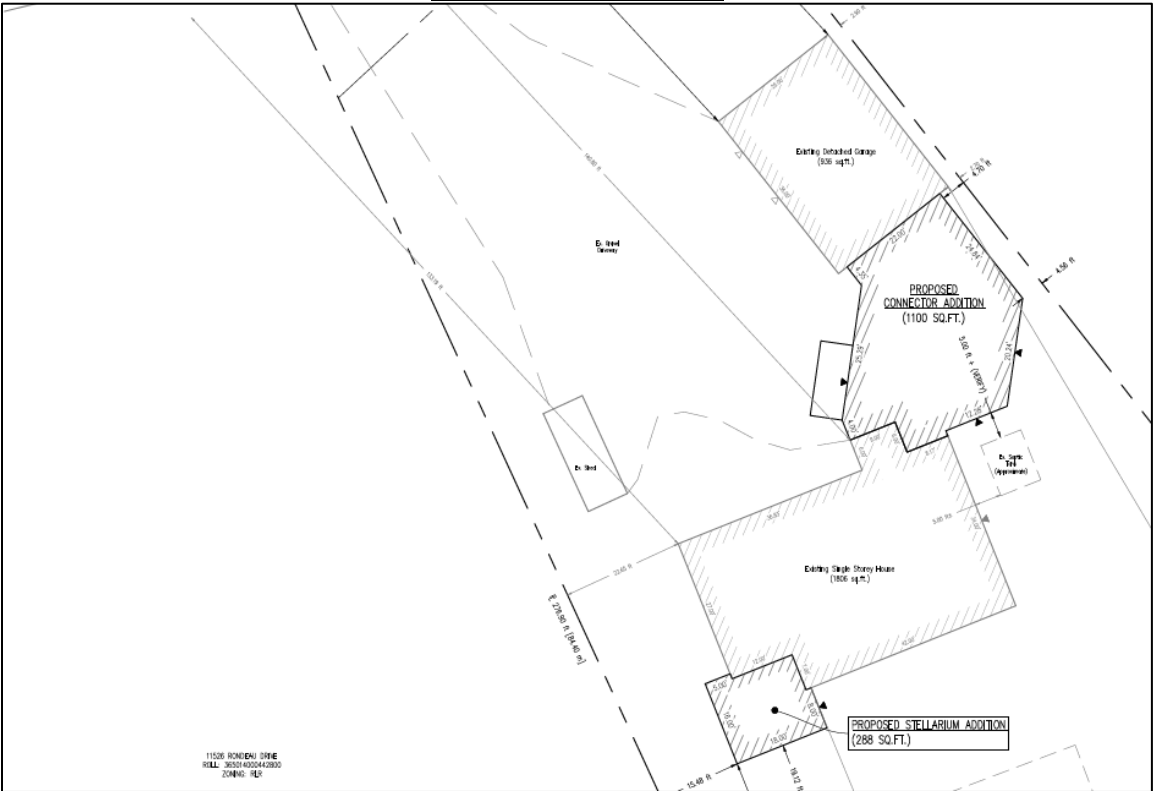
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 20th day of July, 2026.

Key Map



Conceptual Plan



Application No. A-35/26
CityView No. PL202600123
11530 Rondeau Drive, in the Community of Harwich (South Kent)