

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-41/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 22072 A.D. Shadd Road, in Part of Lot 9, Concession 8, and Part 1, Plan 24R-8384, in the 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 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 on the southwest side of A.D. Shadd Road, between Eighth Line and Charleston Street, in the Community of Raleigh (Roll No's. 3650 110 004 09100 & 09200). The property is approximately 0.34 ha (0.83 ac.) in area and contains a single detached dwelling. The property is designated Rural Settlement Area (North Buxton) in the Chatham-Kent Official Plan and zoned Village Residential (VR).

A new 19.5 m x 12.2 m (64 ft. x 40 ft.) detached accessory building is proposed for the subject property. The structure is intended for personal storage purposes and is proposed to be located in front of the existing dwelling. A site plan drawing showing the location of the building is attached on the reverse page.

The minor variance application seeks relief from the Chatham-Kent Zoning By-law to permit the detached accessory building within the property's front yard. Specifically, it is to grant relief from the Chatham-Kent Zoning By-law, by providing an exemption from Section 4.2(4), Accessory Uses, Yard Requirements to permit the construction of a 237.8 sq. m (2,560 sq. ft.) detached accessory building forward of the front face of the existing dwelling.

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

