

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-27/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 24713, 24715 & 24729 Centre Side Road, in Part of Lot 13, Concession 6, in the Community of Chatham (Township) (North 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, June 18, 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 east side of Centre Side Road, between Brook Line and Eberts Line, in the Community of Chatham (Township) (Roll No. 3650 410 004 10100). The lands are approximately 3.06 ha (7.56 ac.) in area and contain two (2) single detached dwellings and various farm and accessory buildings. The lands are designated Rural Settlement Area (Eberts) in the Chatham-Kent Official Plan and zoned Village Residential (VR) along a portion of the Centre Side Road frontage where the dwellings are located, and Agricultural (A1) on the remainder of the property

The Minor Variance application is to provide relief from the interior side yard setback requirement to permit the construction of a new 79.7 sq m (858 sq ft.) addition containing a mud room and attached garage. Since the proposed structure is attached to the 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 being proposed, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 215-2009, as amended, Section 5.6.2(b), Interior Side Yard Width Minimum, to reduce the easterly interior side yard setback from 3 m (9.84 ft.) to 0.61 m (2.0 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.

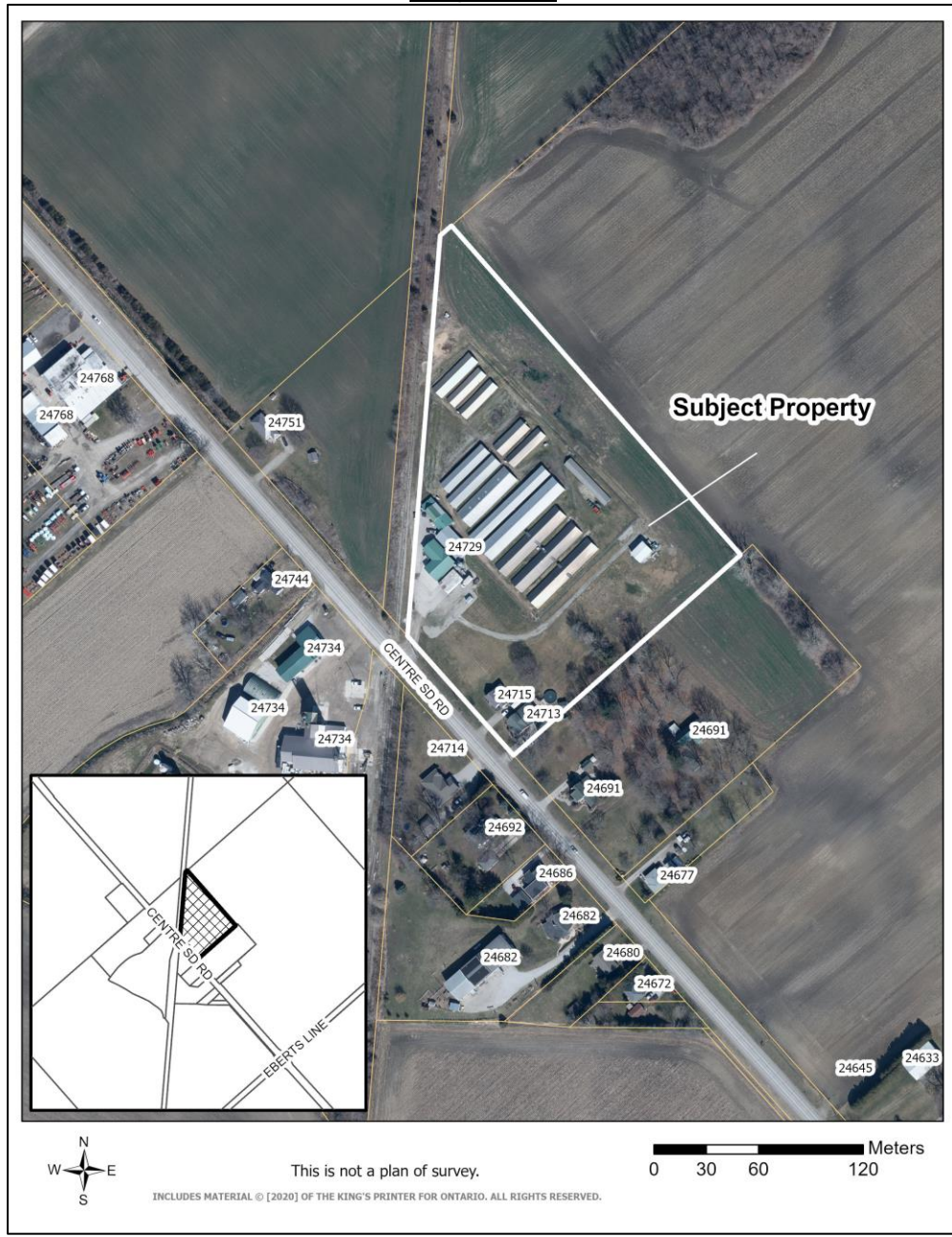
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 4th day of June, 2026.

Key Map



Conceptual Plan

