

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-28/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 710 Ross Lane, in Lot 62, Plus Unnumbered Lot, Plan 314, Community of Erieau (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, 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 north side of Ross Lane, between Fifth Street and Samson Street, in the Community of Erieau (Roll No. 3650 190 001 11300). The property is approximately 813 sq. m (8,751 sq. ft.) in area and contains a single detached dwelling. The property is designated Hamlet Area (Erieau) in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The application proposes to permit the construction of a new 32.7 sq. m (352 sq. ft.) uncovered deck, attached to the rear face of the single detached dwelling on the subject property. A sketch has been provided that delineates the location and size of the proposed deck.

Section 4.37(b), Yard Encroachments, of the Zoning By-law states that an uncovered deck may project into an interior side or rear yard provided that the maximum height is not more than 1.7 m above established grade and no closer than the required interior side yard width minimum for the zone. The uncovered deck proposed on the subject property will not meet the height standard as it is proposed to be constructed at 3.35 m (11 ft.) above grade. The deck will also not meet the interior side yard setback requirement for the Village Residential (VR) zone. A setback of 0.86 m (2.83 ft.) is proposed. The application is to provide relief from the above-noted standards to allow the uncovered deck to be constructed as proposed.

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

