

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-02/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 180 Given Road, in Part of Lot 3, Concession 2, in the Community of Chatham (Township).

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, March 26, 2026**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Room 212**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The subject property is located on the west side of Given Road, between Greenfield Lane and Gregory Drive Road West, in the Community of Chatham (Township) (Roll No. 3650 410 001 63600). The property is approximately 0.6 ha (1.5 ac.) in area and contains an agricultural building. The lands are designated Suburban Residential Area along the frontage and Agricultural Area to the rear. The subject property is zoned Rural Residential (RR) along the frontage and Agricultural (A1) to the rear.

The applicant is proposing to convert the existing 142.35 sq. m (1,536 sq. ft.) agricultural building on the subject property into a horse barn. Horses are considered livestock and therefore subject to Minimum Distance Separation (MDS) setback requirements.

The intent is to allow for three (3) horses to be housed within the agricultural building, however the maximum capacity based on the size of the barn would allow for up to five (5). MDS setbacks are based on the maximum capacity of the barn.

The minor variance application is proposing to provide relief from the Minimum Distance Separation Formulae, MDS II:

- i) Setback for Type B Land Use, to reduce the Minimum Livestock Barn Setback Distance from 176 m (577.4 ft.) to 107.2 m (351.8 ft.), from a Settlement Area boundary; and,
- ii) Setback for Nearest Lot Line (Side or Rear), to reduce the side yard setback from 9 m (29.5 ft.) to 4.11 m (13.5 ft.);

The setback requirement for a Type B Land Use is required due to the proximity of the proposed livestock barn to a settlement area. The rear of the subject property abuts the Chatham (City) urban boundary.

The minor variance application is also proposing to permit the construction of a new 737.3 sq. m (7,680 sq. ft.) horse riding arena at the rear of the property. The building will meet all applicable zoning provisions other than the interior side yard setback. To permit the proposed horse riding arena on the subject property, a Minor Variance application is required to reduce the required side yard setback for an Agricultural Use from 4 m (13.12 ft.) to 1.17 m (3.83 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 16th day of March, 2026.

Key Map



