

## **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-06/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 43 & 49 Taylor Avenue, in Part of Lots 23-25, Block B, Plan 26 and Part of Lot 26, Block B, Plan 48, in the Community of Chatham (City).

**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 lands are located on the east side of Taylor Avenue, north of Forest Street, in the Community of Chatham (City) (Roll Nos. 3650 420 053 08800 & 008900). The property consists of two abutting lots under common ownership, each approximately 2,633 sq. m (28,350 sq. ft.) in area.

- 43 Taylor Avenue contains a three-storey apartment building with 21 dwelling units, serviced by 33 parking spaces.
- 49 Taylor Avenue contains a three-storey apartment building with 21 dwelling units, serviced by 31 parking spaces.

The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density Second (RM2).

The application proposes to add 14 new dwelling units within each of the existing apartment buildings, for a total of 28 additional units. This would increase the total number of units on the combined site from 48 to 70, achieved entirely through interior reconfiguration of existing units. No exterior changes or site improvements are proposed.

To facilitate the proposed increase in units, the applicant seeks Minor Variance approval for the following relief from the Chatham-Kent Zoning By-law:

- Section 5.2.2 – Minimum Lot Area:**  
Reduce the minimum lot area based on the number of dwelling units from 92.8 sq. m to 59.92 sq. m.
- Section 5.2.2 - Maximum Density per Lot:**  
Increase the maximum density per lot from 75 dwelling units per hectare to 135 dwelling units per hectare.
- Section 4.19 r) Off-Street Parking Requirements:**  
Reduce the minimum parking requirement from 1.25 spaces per dwelling unit to 0.91 spaces per dwelling unit.

**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

