

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-07/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 67 Pine Street, in Lots 16 & 17, Block D, Plan 22, 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 property is located on the east side of Pine Street, between Elm Street and Eugenie Street, in the Community of Chatham (City) (Roll No. 3650 420 006 13900). The lands are approximately 628.8 sq m (6,768.3 sq ft.) in area and contain a single detached dwelling. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2).

The application proposes to permit the construction of a new 153.2 sq. m (1649 sq. ft.) addition to the rear of the existing dwelling for the implementation of two (2) additional dwelling units, which is permitted by the Chatham-Kent Zoning By-law. Attached on the reverse is a site plan drawing showing the proposed addition.

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 5.1.2(b), Interior Side Yard Width Minimum, to reduce an interior side yard setback, where there is no garage/carport, from 2.44 m (8 ft) to 1.39 m (4.58 ft). The variance is specific to the development shown on the site plan drawing.

All other applicable provisions of the Zoning By-law will continue to apply.

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



Conceptual Site Plan

