

## **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-57/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 83 Erie Street North, in Lots 70, 71, 102 & 103, Plan 75, in the Community of Ridgetown (East 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, 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 Erie Street North, between Manitoba Street and Algonquin Street, in the Community of Ridgetown (Roll No. 3650 240 004 35100). The property is approximately 0.32 ha (0.8 ac.) in area and contains a single detached dwelling and one (1) accessory building. The lands are designated Employment Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2).

The application is to permit a new 368 sq. m (3,961 sq. ft.) accessory building in the rear yard of the subject property at the height and location that it is currently being constructed. A site plan drawing showing the location of the building is attached on the reverse page.

The structure is being constructed at a height of 6.35 m (20.83 ft.), whereas the Zoning By-law permits a maximum height of 6 m (19.7 ft.) under Section 4.2(3), Accessory Uses, Height Restrictions. The application proposes relief from this regulation to allow the structure at a height of 6.35 m (20.83 ft.). The accessory building will meet all applicable zoning regulations other than maximum permitted height.

**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 11st day of March, 2026.

## Key Map



## Site Plan

