

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-22/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 122 Richmond Street, described as Lot 5, Block G, Old Survey, in the Community of Chatham (City) (Roll No. 3650 420 020 15900).

And take further notice that an application under the above file numbers will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date: **Thursday, May 29, 2025**
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 south side of Richmond Street, between Lacroix Street and West Street, in the Community of Chatham (City) (Roll No. 3650 420 020 15900). The property is approximately 2,668 sq. m (28,718.1 sq. ft.) in area and contains a four-unit commercial building and associated off-street parking. The lands are designated Highway Commercial Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The application is proposing to further develop the subject property with a second commercial building to the rear of the existing building. The new building will be two-story, and approximately 289.8 sq. m (3,119.4 sq. ft.) in area. The intent for the new building is four (4) retail units on the ground level, and four (4) office units on the second level. Additional off-street parking will be provided. A site plan sketch of the proposed development is attached.

To permit the development as proposed, the application is specifically to provide relief from the Chatham-Kent Zoning By-law for the following:

- Interior Side Yard Width Minimum where abutting a Residential Zone classification, to reduce the easterly interior side yard setback from 7.62 m (25 ft.) to 0.85 m (2.8 ft.);
- Rear Yard Depth Minimum, to reduce the rear yard setback from 7.62 m (25 ft.) to 3.05 m (10 ft.); and,
- Off Street Parking Requirements, to reduce the number of required off-street parking spaces from 45 to 44.

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.

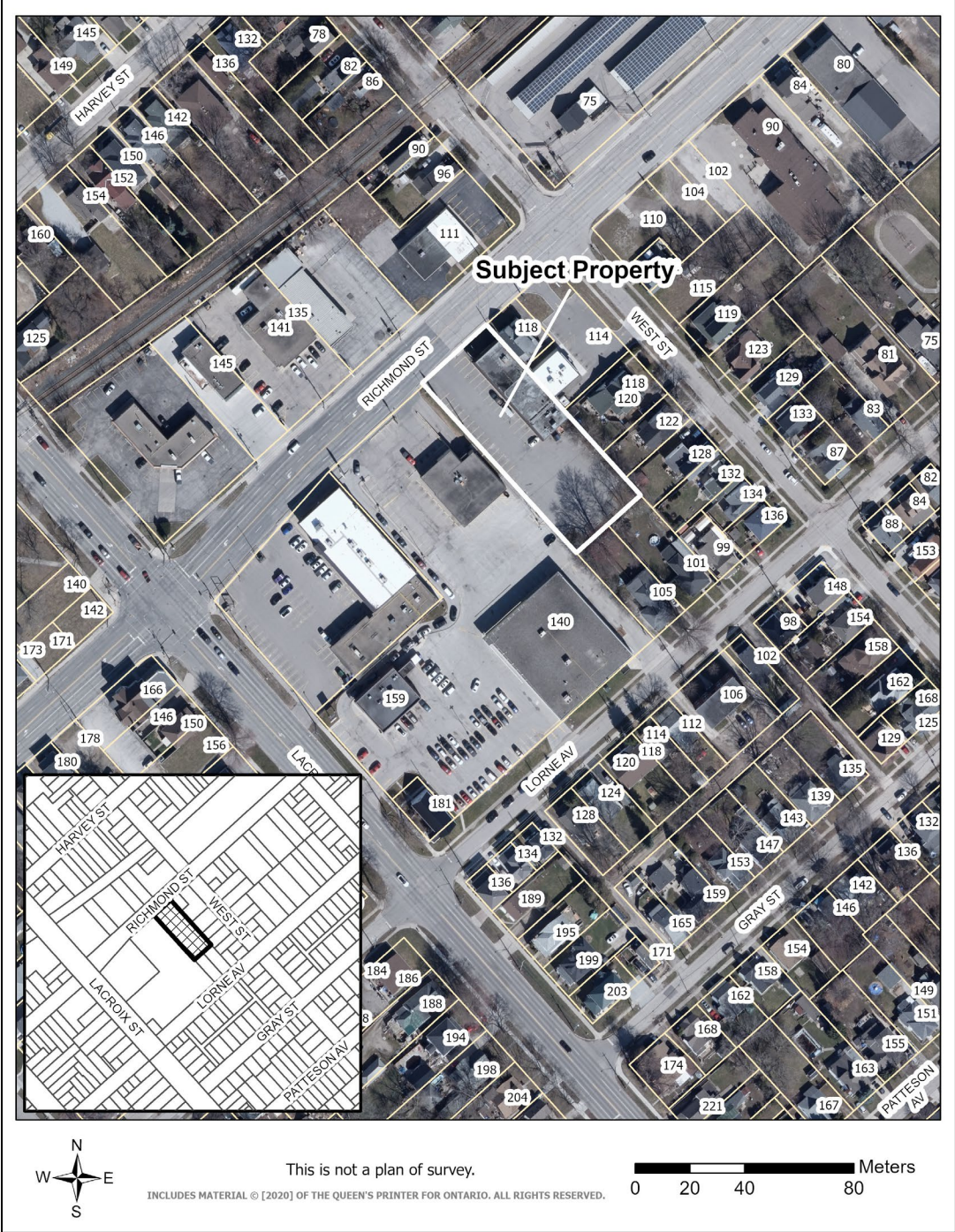
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 15th day of May, 2025.

Key Map



Site Plan

