Municipality of Chatham-Kent
Development Services
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
CKplanning@chatham-kent.ca

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-52/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 76 Queen Street South, Part of Lot 8, Plan 284, in the Community of Tilbury.

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, November 12, 2026**
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 east side of Queen Street South, north of Helen Street, in the Community of Tilbury (Roll No. 3650 080 006 01200). The lands are approximately 804.5 sq. m (8,660 sq. ft.) in area and contain a single detached dwelling and two (2) accessory buildings. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The Minor Variance application is to provide relief from the rear yard setback requirement of the Zoning By-law to permit an addition to the rear face of the existing single detached dwelling. The proposed addition will form part of an Additional Dwelling Unit (ADU). The application proposes to reduce the rear yard setback from 7.62 m (25 ft.) to 6.18 m (20.3 ft.).

A conceptual site plan is attached on the reverse which delineates the proposed development on the subject property.

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.

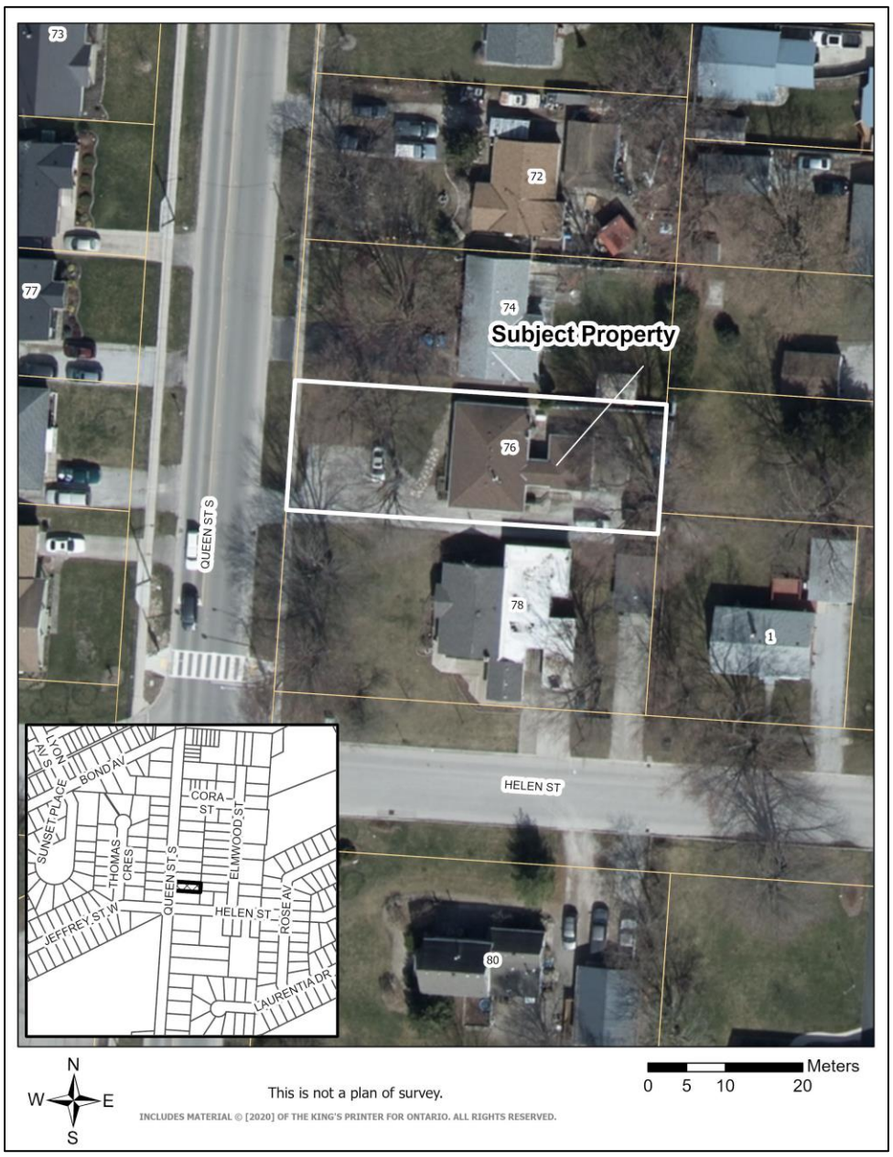
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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.

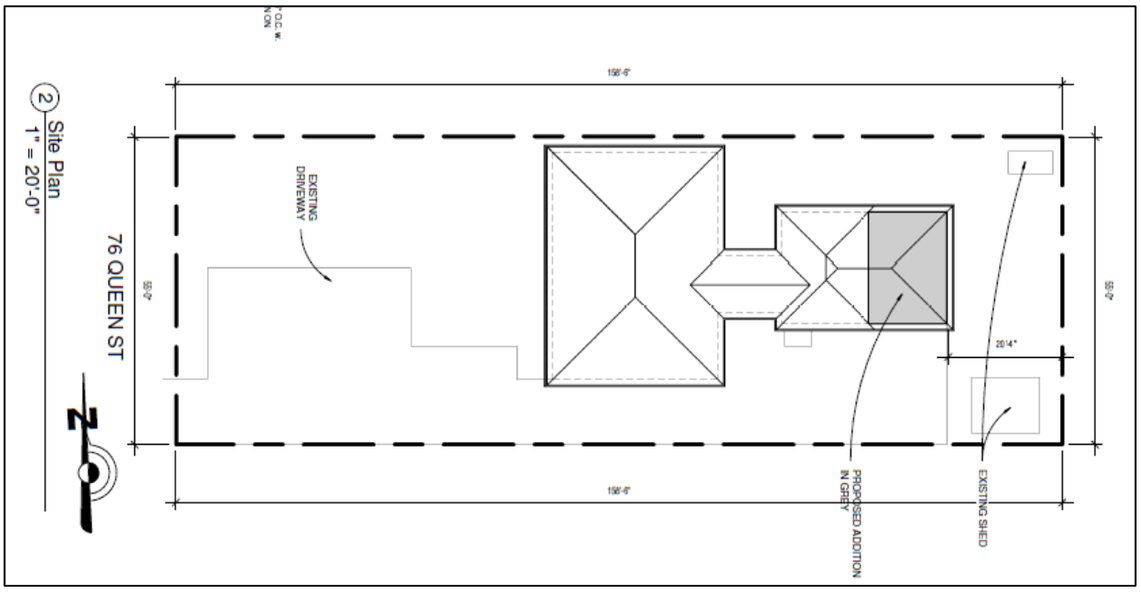
For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 29th day of October, 2026.

Key Map



Conceptual Site Plan



Application No. A-52/26
CityView No. PL202600177
76 Queen Street South, Community of Tilbury