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-51/26**) under Section 11(2) of the Chatham-Kent Fence By-law (By-law No. 184-2022), as amended, concerning property located at 165 Ellis Street, in Part of Lot 42, Plan 481, 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, November 12, 2026**
Time:	**9:00 a.m.**
Location:	**Municipality of Chatham-Kent Civic Centre, Council Chambers**
Address:	**315 King Street West, Chatham ON**

Purpose and effect: The subject property is located on the north side of Ellis Street, west of Helen Street, in the Community of Chatham (City) (Roll No. 3650 420 042 04200). The property is approximately 769 sq. m (8,276 sq. ft.) in area and contains a single detached dwelling and one (1) accessory structure. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

Fences on Residential Lots are permitted up to 2.1 m (7.0 ft) in height. The existing fence, where abutting a residential lot along the westerly lot line, is 2.44 m (8.0 ft.) in height, which exceeds the maximum permitted height.

The Minor Variance application is to bring the subject property into compliance with the Chatham-Kent Fence By-law (By-law No. 184-2022), Section 11 (2), Fences on Residential Lots, by recognizing the current height of the portion of the fence along the west interior side lot line and within the rear yard of the 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.

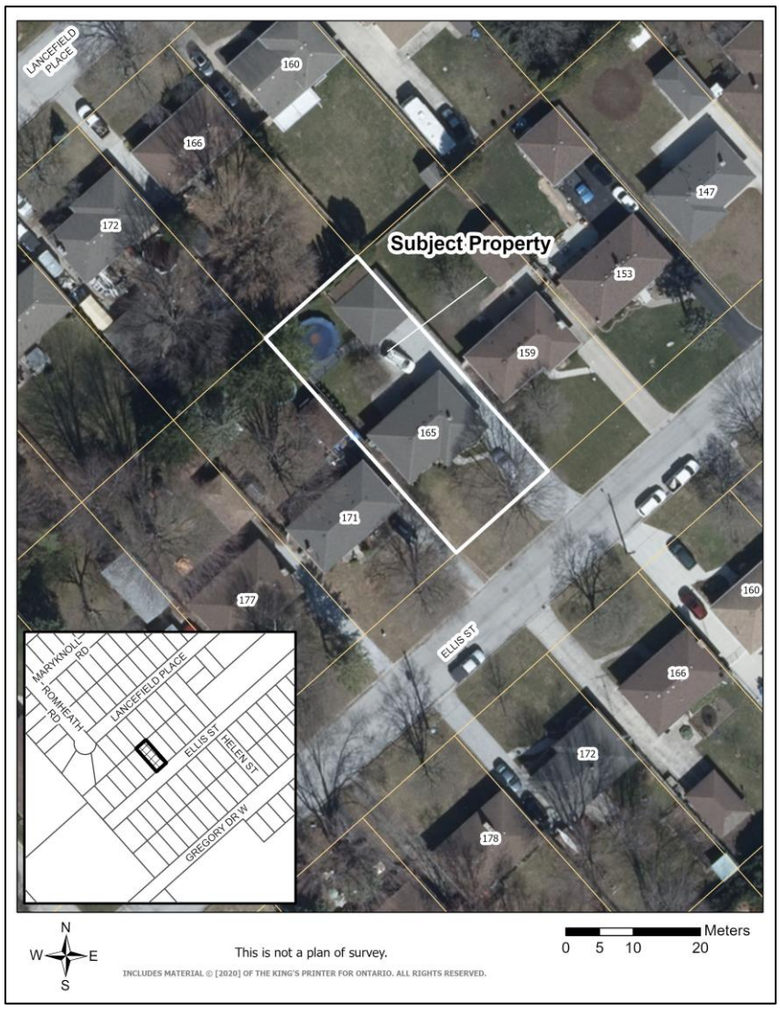
Any person may attend the hearing and/or make written or verbal representation in support of or in opposition to the proposal.

If 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 28th day of October, 2026.

Key Map



Sketch



Application No. D-13 A-51/26
CityView No. PL202600173
165 Ellis Street, Community of Chatham (City)