

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-51/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 1 McDonald Street, in Part of Lot 58, Judge's Plan 769, described as Part 1, Plan 24R-5112, in the Community of Dover (North 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, November 13, 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 west side of McDonald Street, north of Main Street, in the Community of Dover (Roll No. 3650 480 008 34600). The lands are approximately 520 sq. m (5600 sq. ft.) in area and contain a single detached dwelling. The property is designated Secondary Urban Centre in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The application proposes to permit the construction of a new 58 sq. m (624 sq. ft.) uncovered deck and steps, attached to the rear face of the single detached dwelling on the subject property. There is an existing elevated exterior stairway and landing attached at the rear of the dwelling that provides access to the living space of the dwelling, which is primarily on the second floor. The existing steps and landing will be replaced by the proposed elevated deck. The Conceptual Plan on the reverse page shows the proposed deck.

The Minor Variance application seeks to provide relief from the provision of the Chatham-Kent Zoning By-law that regulates uncovered decks and steps on a residential lot. Specifically, Section 4.37(b), Yard Encroachments, permits uncovered decks and steps to a maximum height of 1.7 m (5.6 ft.) above grade and a minimum 1.2 m (3.9 ft.) from a rear lot line. The deck proposed for the subject lands will be constructed at a height of 3.1 m (10 ft.) and a setback of 1.0 m (3.28 ft.) from the rear lot line. The variance will include conditions to ensure the uncovered deck and steps are constructed as shown on the Conceptual Plan.

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.

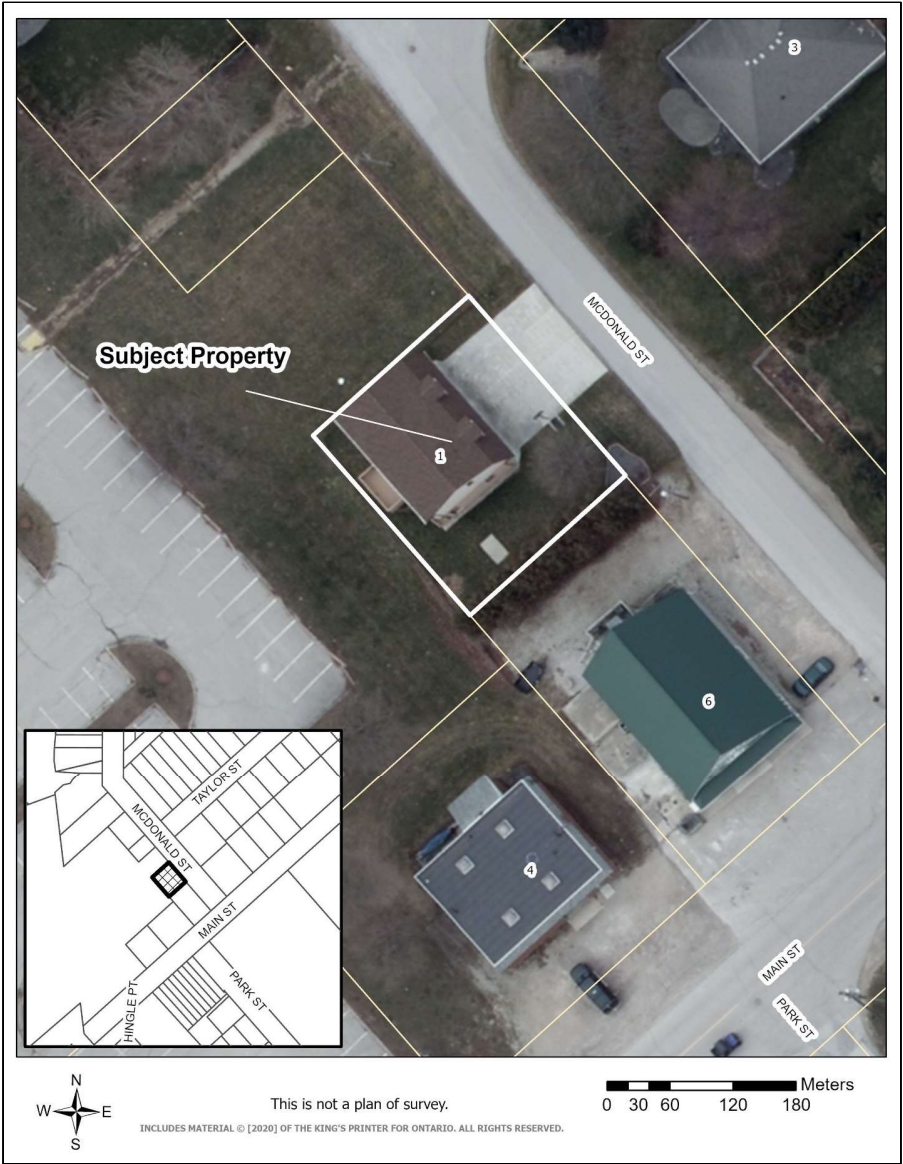
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 27th day of October 2025.

Key Map



Conceptual Plan

