

## **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-52/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 32 Main Street West, in Part of Lot 6, Concession 5, in the Community of Highgate (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, 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 south side of Main Street West, west of King Street South, in the Community of Highgate (Roll No. 3650 280 001 04800). The property is approximately 0.2 ha (0.5 ac.) in area and contains a single detached dwelling and four (4) accessory structures. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Village Residential (VR).

A 7.3 m x 10.7 m (24 ft. x 35.25 ft.) addition to the existing detached garage is being proposed to the rear of the subject lands for personal storage. This addition will increase the total lot coverage for all accessory buildings or structures on the property beyond what is permitted by the Zoning By-law.

To permit the development as proposed, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.2(2), Accessory Uses, Lot Coverage, to increase the total lot coverage for all accessory buildings or structures on the property from 10% to 12%, to allow for the development of the proposed 78.6 sq. m (846 sq. ft.) addition.

**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.

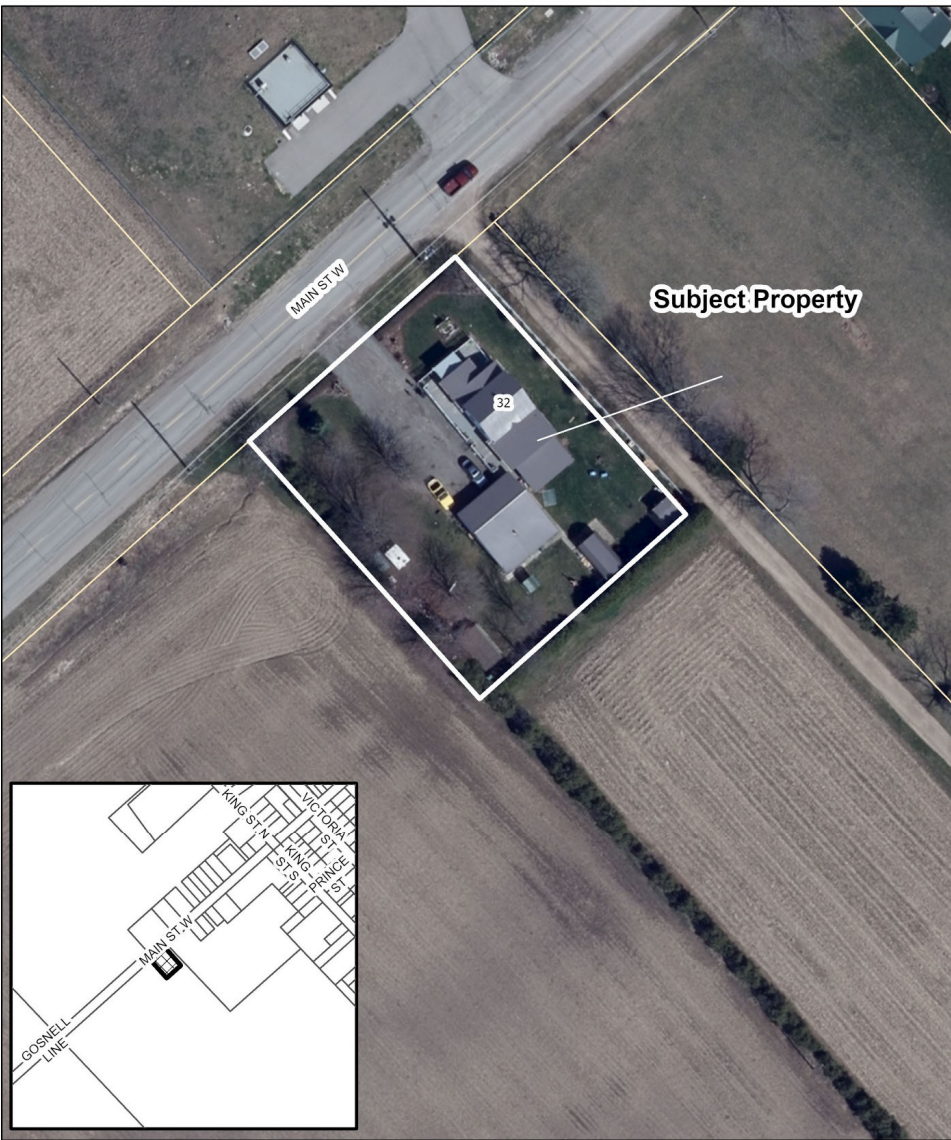
**If a specified person or public body** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

**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.

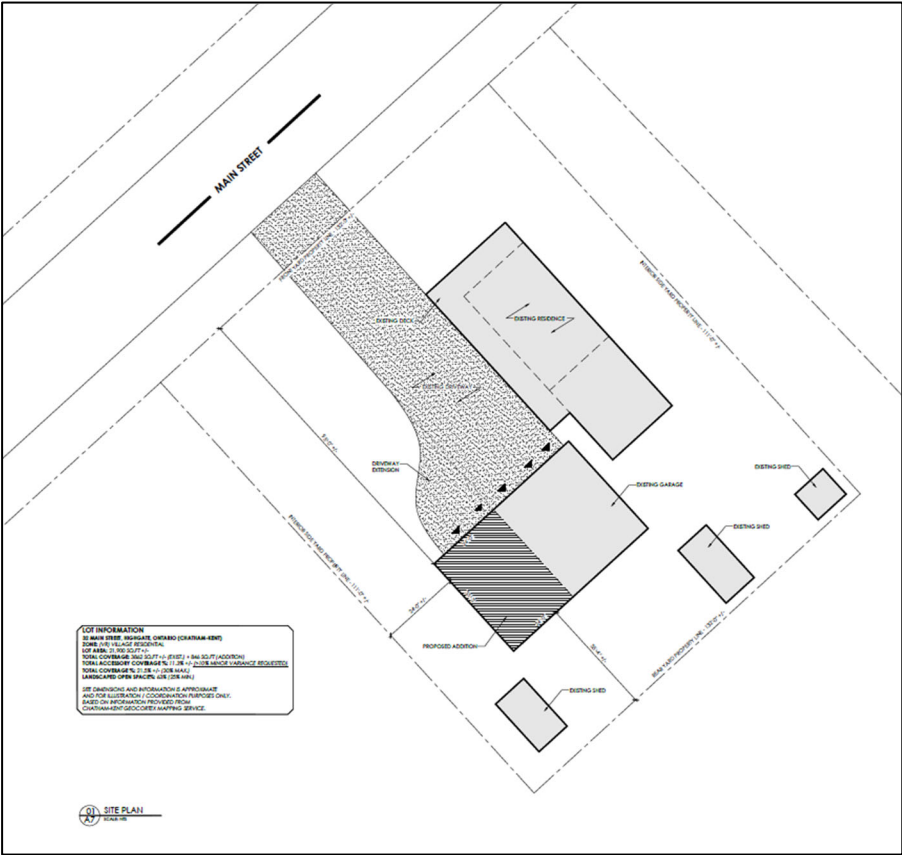
**For additional information** regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 23rd day of October, 2025.

## Key Map



## Conceptual Plan



Application No. A-52/25  
CityView No. PL202500172  
32 Main Street West, Community of Highgate (East Kent)