

## **Notice of Public Hearing of Application for Consent & Minor Variance**

**Take notice** that the Municipality of Chatham-Kent has received an application for Consent (**File B-60/25**) and Minor Variance (**File A-42/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 583 & 585 Lafontaine Street, Lot 10, Plan 124, in the Community of Wallaceburg.

**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, 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 Lafontaine Street, between Wall Street and Sophia Street, in the Community of Wallaceburg (Roll No. 3650 442 009 09100). The property is approximately 457.5 sq. m (4,924.5 sq. ft.) in area. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

A semi-detached dwelling is currently under construction on the property. The application proposes to divide the property along the common party wall of the semi-detached dwelling to establish freehold units. To accomplish this, the application proposes to sever and convey two (2) residential lots, to be completed as follows:

- Severed Parcel: approximately 227.7 sq. m (2,450 sq. ft.) in area; and,
- Retained Parcel: approximately 229.8 sq. m (2,474 sq. ft.) in area.

The proposal requires relief from the minimum lot frontage and minimum lot area provisions for the RL3 Zone to maintain compliance with the Zoning By-law. Specifically:

- i) to reduce the minimum lot frontage of the severed parcel from 9.14 m (29.99 ft.) to 7.57 m (24.8 ft.);
- ii) to reduce the minimum lot frontage of the retained parcel from 9.14 m (29.99 ft.) to 7.73 m (25.3 ft.);
- iii) to reduce the minimum lot area of the severed parcel 274.98 sq. m (2,986 sq. ft.) to 227.7 sq. m (2,451 sq. ft.); and,
- iv) to reduce the minimum lot area of the retained parcel 274.98 m (2,986 sq. ft.) to 229.8 sq. m (2,473 sq. ft.).

**The Key Map** on the reverse indicates the location of the lands affected by the proposed Consent and 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 Consent & 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 Consent & 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 27<sup>th</sup> of October, 2025.

# Key Map

