

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-49/26**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 46 Reaume Avenue, in Part of Lot 23, Plan 440, in the Community of Wallaceburg.

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, October 15, 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 south side of Reaume Avenue, between Murray Street and Albert Street, in the Community of Wallaceburg (Roll No. 3650 443 006 04500). The lands are approximately 627 sq. m (6,750 sq. ft.) in area and contain a single detached dwelling and one (1) accessory structure. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

The application proposes to permit the construction of a new 7.3 m x 9.14 m (24 ft. x 30 ft.) accessory structure in the rear yard of the subject property. The intended use of the structure is a detached garage for additional storage space and parking of personal vehicles. The proposed accessory structure will increase the total lot coverage for all accessory buildings or structures on the subject property beyond what is permitted by the Zoning By-law.

To permit the development of the new accessory structure at the size 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 of all accessory buildings or structures from 10% to 12%.

All other applicable provisions of the Zoning By-law, including building setbacks from lot lines and maximum building height, will continue to apply.

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.

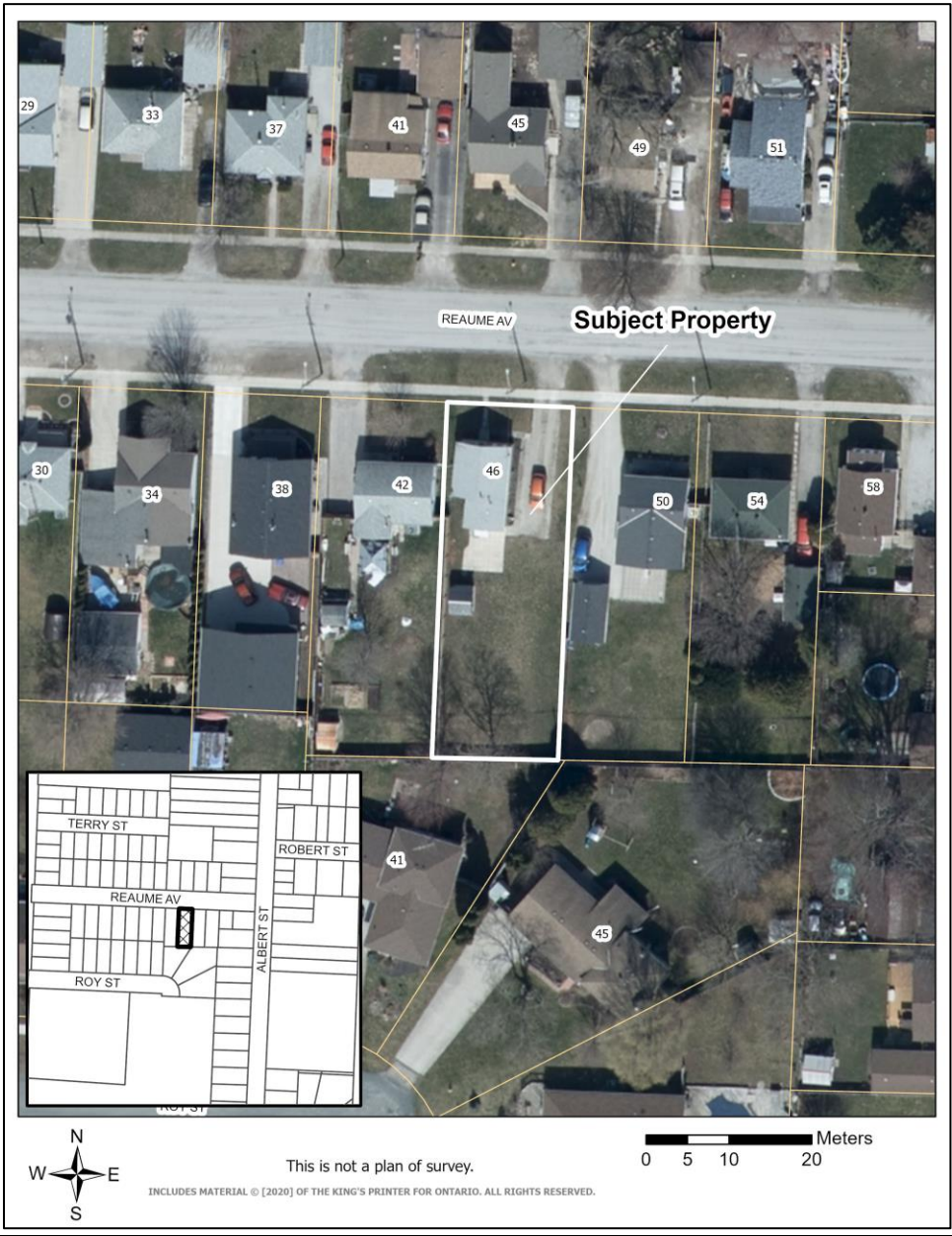
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 1st day of October, 2026.

Key Map



Conceptual Site Plan

