

PUBLIC NOTICE

MUNICIPALITY OF CHATHAM-KENT

COMMITTEE OF ADJUSTMENT

Take Notice that a meeting of the Committee of Adjustment for the Municipality of Chatham-Kent will be held to consider the following applications submitted under Sections 45 and 53 of the Planning Act, R.S.O.1990, c.P.13.

And Take Further Notice that the applications will be considered on the date, and at the time and place shown below:

Date: **Thursday, October 30, 2025**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Room 212**
Address: **315 King Street West, Chatham ON**

File: Minor Variance A-46/25

Address: 1200 Post Point Lane, Community of Harwich (South Kent)

Legal Description: Part of Lots 10-13, Plan 405,

Purpose and Effect: The subject property is located on the north side of Post Point Lane, at its eastern limit, in the Community of Erieau. The application proposes to recognize a portion of the existing 2.1 m (7 ft.) high fence located along Post Point Lane. It is specifically to allow the portion of fence that extends 3.65 m (12 ft.) into the front yard of the property (forward the front face of the dwelling) and the portion that extends into the visibility triangle by approximately 1.98 m (6.5 ft.).

File: Minor Variance A-47/25

Address: 13320 Base Line, Community of Camden (East Kent)

Legal Description: Part of Lot 15, Concession 1, described as Part 5, 24R-5580

Purpose and Effect: The subject property is located on the south side of Base Line, between Station Road and Zone Road 1. The application proposes to reduce the setback requirement for the dwelling to 4.89 m (16 ft.) from the lot line along Base Line. The setback reduction is to allow for an addition to the front face of the existing dwelling. The addition is for additional living space and a covered porch.

File: Minor Variance A-49/25

Address: 11754 Bates Drive, Community of Howard (East Kent)

Legal Description: Lot 3, Plan 407

Purpose and Effect: The subject property is located on the east side of Bates Drive, south of Pike Street, in the Community of Howard. The application proposes to reduce the front yard setback requirement to 14 m (45.9 ft.) and the southerly interior side yard setback requirement from 3 m (9.84 ft.) to 0.47 m (1.5 ft.) to permit the construction of a new 342.8 sq. m (3,690) sq. ft. single detached dwelling.

Files: Consent B-50/25 & Minor Variance A-39/25

Address: 12775 & 12783 River Line, Community of Howard (East Kent)

Legal Description: Part of Lot 11, Front Concession

Purpose and Effect: The subject property is located on the north side of River Line, between Magnaville Line and Scane Road, in the Community of Howard. The application proposes to sever one of the existing dwellings (12775 River Line) on a new 0.4 ha (1.0 ac.) parcel. A Minor Variance is required to recognize the resulting lot area of the retained farm parcel, and to address the Minimum Distance Separation (MDS) setback from an unoccupied livestock barn on the retained parcel.

File: Consent B-54/25

Address: Riverview Drive, Community of Chatham (City)

Legal Description: Part of Lot 21, Concession 1 (Raleigh)

Purpose and Effect: The subject lands is located on the south side of Riverview Drive, between Keil Drive South and Heritage Road. The application proposes to deal with a remnant 1.53 m (5.03 ft.) wide strip of land (subject lands) by adjoining it with the abutting parcels to the west (180 Riverview Drive) and east (156 Riverview Drive). All zoning provisions are being met by this proposal.

File: Consent B-61/25

Address: 7930 W. Lewis Line, Community of Dover (North Kent)

Legal Description: Part of Lot 19, Concession 13

Purpose and Effect: The subject property is a 21 ha (52 ac.) agricultural parcel located on the south side of W. Lewis Line, between Bear Line Road and Malcom C. Road. The application proposes to sever the existing single detached dwelling on a new 0.36 ha (0.88 ac.) parcel. All zoning provisions are being met by this proposal.

File: Consent B-63/25**Address:** 7638 Heron Line, Community of Dover (North Kent)**Legal Description:** Part of Lot 16, Concession 6

Purpose and Effect: The subject property is a 42.7 ha (103.1 ac.) agricultural parcel with frontage on Heron Line and Belle Rose Line, and is located between Winter Line Road and Bear Line Road, in the Community of Dover. The application proposes to sever a new 20.88 ha (51.59 ac.) agricultural parcel with the frontage along Heron Line. The severed parcel contains an existing dwelling and outbuildings. The retained farm parcel will retain frontage along Belle Rose Line and is vacant of any structures. All zoning provisions are being met by this proposal.

Files: Consent B-64/25 & Minor Variance A-45/25**Address:** 582 & 584 Bloomfield Road, Community of Chatham (City)**Legal Description:** Part of Lot 18, Concession 5

Purpose and Effect: The subject property is located on the west side of Bloomfield Road, south of Richmond Street, in the Community of Chatham (City). The application proposes to sever each of the dwellings on separate lots. A Minor Variance is required to recognize the resulting lot area and frontages of the severed and retained parcel.

File: Consent B-67/25**Address:** 161 Aberdeen Street, Community of Merlin (West Kent)**Legal Description:** Part of Lot 23, Registrar's Compiled Plan 774

Purpose and Effect: The subject property consists of 8.24 ha (20.37 ac.) of land located on the south side of Aberdeen Street and east of Blake Street, in the Community of Merlin. The application proposes to sever the existing single detached dwelling that fronts Aberdeen Street (161 Aberdeen Street) on a new 2,037.4 sq. m (21,930.4 sq. ft.) parcel. The retained lands will be accessed from Blake Street. All zoning provisions are being met by this proposal.

For more information about these matters, contact Chatham-Kent Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca.

Dated at the Municipality of Chatham-Kent this 6th day of October, 2025.