

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-40/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 21546 A.D. Shadd Road, in Part of Lot 9, Concession 10, described as Part 1 on Registered Plan 24R-6866, Community of Raleigh (South 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, September 18, 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 southwest side of A.D. Shadd Road, between Tenth Line and Eleventh Line, in the Community of Raleigh (Roll No. 3650 110 007 00505). The property is approximately 0.3 ha (0.74 ac.) in area and contains a single detached dwelling and two (2) accessory structures. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

A 12.2 m by 24.4 m (40 ft. x 80 ft.) accessory building is currently under construction at the rear of the subject lands. In addition to this structure, a future 7.3 m x 4.3 m (24 ft. x 14 ft.) accessory structure is proposed to be located in the interior side yard of the subject property. This future accessory structures will increase the total lot coverage for all accessory buildings or structures on the property beyond what is permitted by the Zoning By-law.

In addition, the applicant is proposing to repurpose a portion of the accessory building currently under construction to contain a residential dwelling unit. This changes the use of the building and therefore the structure is required to meet the minimum setbacks for a single detached dwelling.

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:

- i. 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 future 31.2 sq. m (336 sq. ft.) accessory structure; and,
- ii. to reduce the minimum rear yard depth requirement from 8 m (26.2 ft.) to 1.8 m (6 ft.), to permit a residential unit within the accessory building currently under construction.

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 2nd day of September, 2025.

Key Map



Conceptual Plan

