

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-43/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 40 Lantern Lane, Lot 53, Plan 24M-1006, in the Community of Chatham (City).

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 northwest side of Lantern Lane, between Tweedsmuir Avenue West and Fenceline Drive, in the Community of Chatham (City) (Roll No. 3650 420 022 35559). The lands are approximately 735 sq. m (7,907 sq. ft.) in area and are currently vacant. The property is designated Low Density Residential in the Southwest Quadrant Planning Area and zoned Residential Low Density Second-1532 (RL2-1532).

The Minor Variance application is to provide relief from the rear yard setback requirement to permit an attached covered porch at the rear of the single detached dwelling currently being proposed for the subject property. Covered porches are subject to the same provisions as dwellings, as they are considered part of the overall building footprint. To permit the development as is being proposed, the Minor Variance is required to reduce the rear yard setback requirement from 7.62 m (25 ft.) to 5.8 m (19 ft.).

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

