

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-15/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from 11815245 Canada Incorporated, concerning property located on Library Lane, in Part of Lot 12 and Lot 13, Plan 291, described as Part 2, Registered Plan 24R-7350, in the Community of Chatham (City) (Roll No. 3650 420 027 08750).

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, May 16, 2024**
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 Library Lane, between Cross Street and Harvey Street, in the Community of Chatham (City). The lands are approximately 259.5 sq. m (2,793.4 sq. ft.) in area and are currently vacant. The property is designated Downtown / Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District)-733 (UC(CBD)-733).

The subject lands previously contained a storage building and parking area. This structure was damaged by fire and was recently demolished. The site-specific zoning regulations limited the building footprint on the subject property to the footprint of the previous building. The applicant is seeking to erect a new, larger storage building on the subject lands. The proposed structure is approximately 59.5 sq. m (640 sq. ft.), and is shown on the applicant's sketch on the reverse.

To permit the development as proposed, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.10.2(c), Special Zone Provision No. 733, minimum setback for a storage building, to reduce the required setback from the north-westerly lot line from 12.92 m (42.4 ft.) to 8.3 m (27 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.

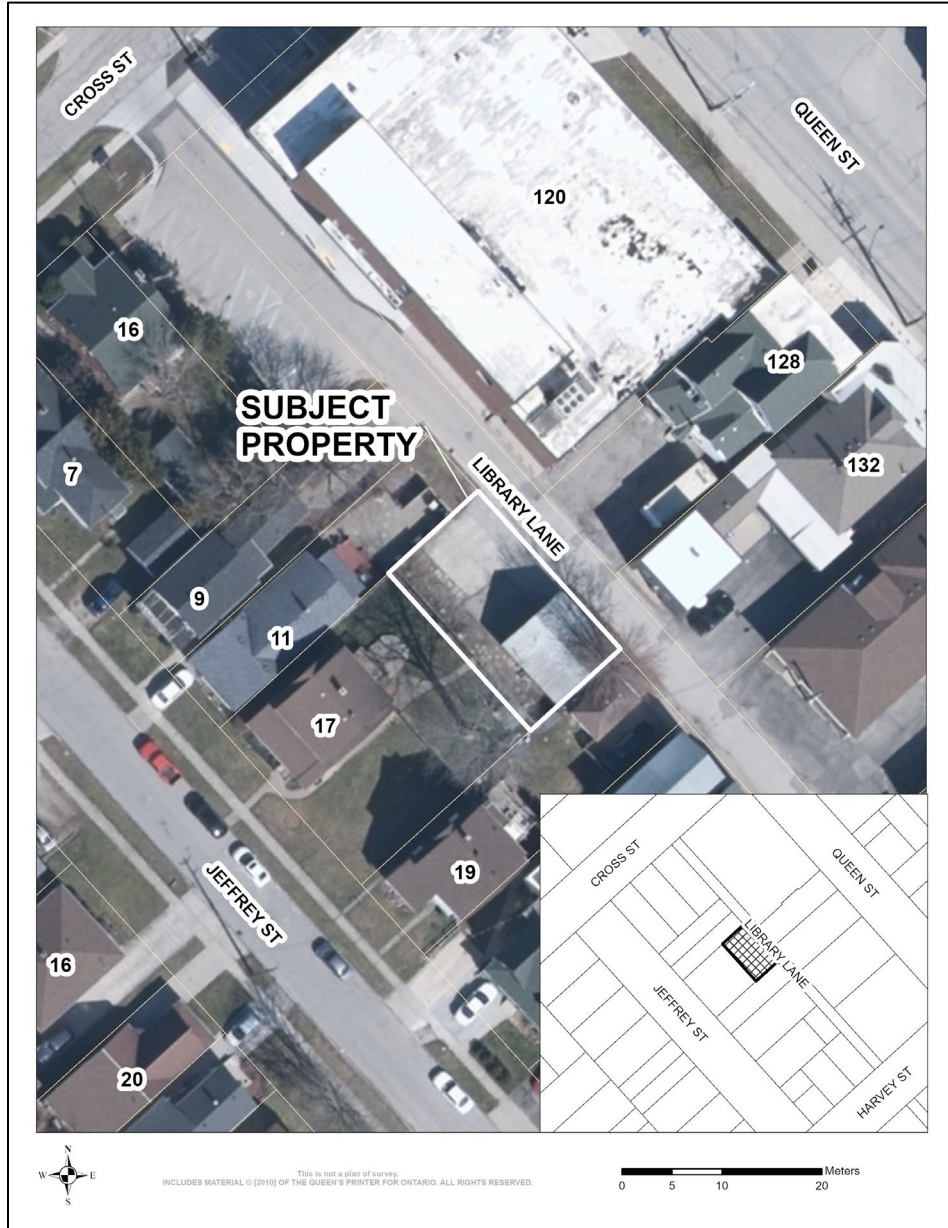
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 May, 2024.

Key Map



Applicant's Sketch

