

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-16/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from Dianna Ross, concerning property located at 36 Grand Avenue, described as Part of Lot 20, Plan 436, in the Community of Wallaceburg (Roll No. 3650 442 009 15900).

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 east side of Grand Avenue, north of Ashton Avenue, in the Community of Wallaceburg. The property is approximately 844 sq. m (2,769 sq. ft.) in area and currently contain a single detached dwelling. 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 22 sq. m (480 sq. ft.) carport attached to the front face of the dwelling on the subject property. A proposed site plan has been provided that delineates the location of the proposed carport.

The subject property is delimited by the Established Front Yard provisions of the Zoning By-law. This provision requires a minimum front yard setback for a dwelling located on the subject property to meet the shorter setback of either dwelling on abutting lands. The proposed location of the new carport does not meet this setback requirement. Therefore, to implement the development as proposed, a Minor Variance application is required to exempt the property from the Chatham-Kent Zoning By-law, Section 4.38.1, Established Front Yards, to permit the construction of a carport a minimum of 7.62 m (25.0 ft.) from the front lot line.

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 6th day of May, 2024.

Key Map



Applicant's Sketch

