

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-30/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 43 Iris Court, in Lot 41, Plan 24M-875, in the Community of Chatham (City), known as Roll No. 3650 420 056 71562.

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, August 8, 2024**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The subject property is located at the end of Iris Court, east of Garden Path, in the Community of Chatham (City) (Roll No. 3650 420 056 71562). The lands are approximately 790.98 sq. m (8,514 sq. ft.) in area and contain a single detached dwelling. The property is designated Low Density Residential in the Northwest Quadrant 'A' Secondary Plan and zoned Residential Low Density First-653 (RL1-653).

The Minor Variance application is to permit the construction of an enclosed sunroom in the rear yard as an addition to the existing dwelling. The sunroom will cover and enclose an existing porch. Enclosed sunrooms are subject to the same provisions as the existing dwelling on the property, as the enclosure deems it to be considered a habitable room and part of the overall building footprint. A Minor Variance application is required to facilitate the proposed development of the sunroom, as it encroaches into the 7.62 m (25 ft.) minimum rear yard setback requirement. The addition will also increase the total lot coverage of the subject property to 32%, beyond the permitted 30%.

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.

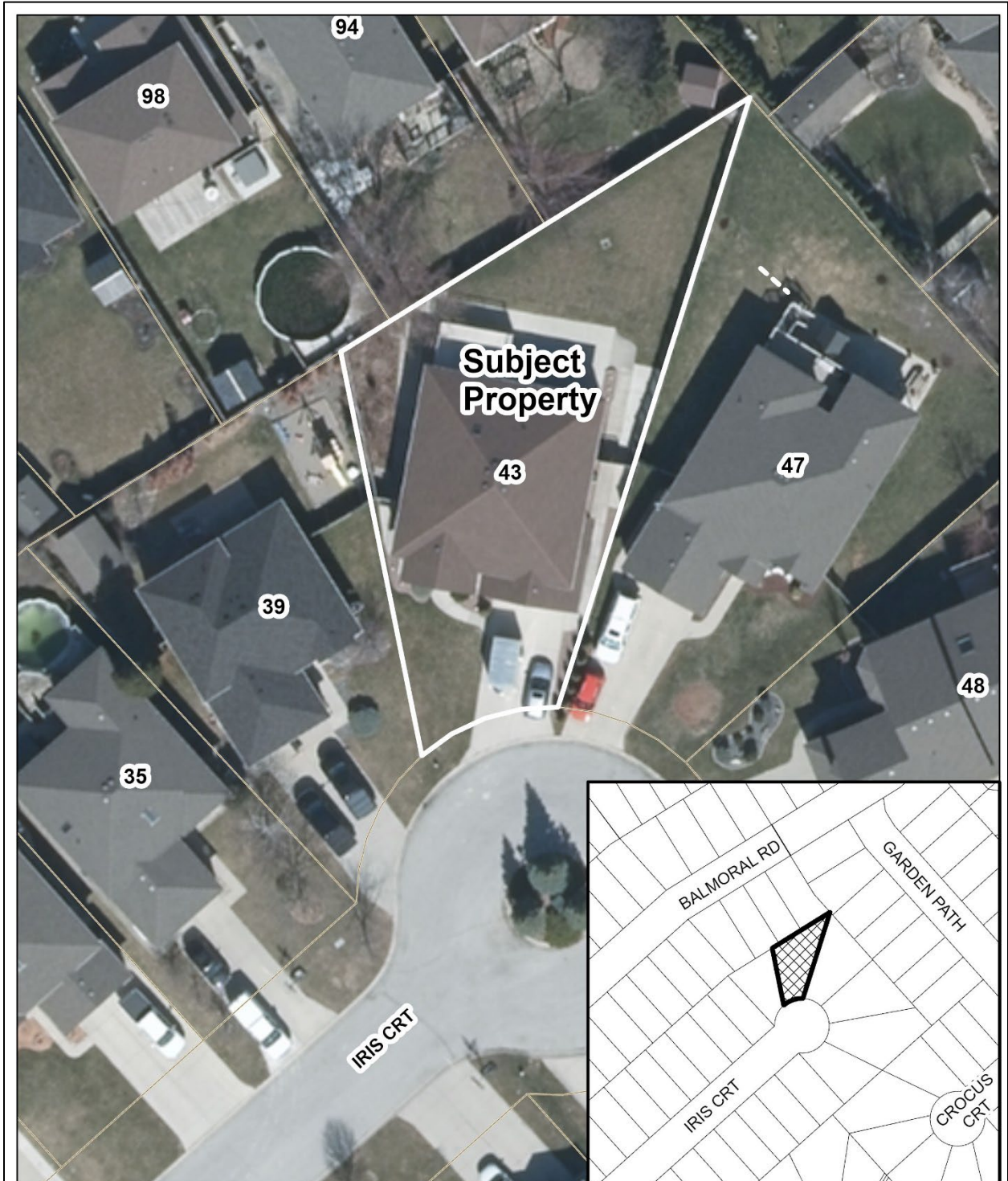
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 24th day of July, 2024.

Key Map



This is not a plan of survey.
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