

## **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-34/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 62 Erie Street North, in Part of Lot 9, Concession 9 (Howard), in the Community of Ridgetown, known as Roll No. 3650 240 001 25050.

**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 on the west side of Erie Street North, north of Morgan Street, in the Community of Ridgetown. The property is approximately 0.87 ha (2.15 ac.) in area and contains a single detached dwelling and one (1) accessory building. The property is designated Employment Area in the Chatham-Kent Official Plan and zoned General Industrial (M1) and Residential Low Density Second (RL2).

A new 371.6 sq. m (4,000 sq. ft.) accessory building with a 32.5 sq. m (350 sq. ft.) covered porch is currently being proposed in the western corner of the property, behind the single detached dwelling. The accessory building will be utilized for personal storage.

To facilitate this development, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law, Section 4.2(3), Accessory Uses, Height Restrictions, to increase the maximum permitted height for an accessory building or structure from the permitted 6 m (19.7 ft.) to the 6.6 m (21.7 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 25th day of July, 2024.

