

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-01/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6473 River View Line, in Part of Lot 8, Concession 2, described as Part 2 on Registered Plan 24R-10831, in the Community of Raleigh (South Kent).

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, February 27, 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 north side of River View Line, between Drake Road and Dillon Road, in the Community of Raleigh (Roll No. 3650 110 001 07503). The lands are approximately 0.70 ha. (1.73 ac.) in area and are currently vacant. The property is designated Recreational Residential Area in the Chatham-Kent Official Plan and zoned Recreational and Lakeside Residential (RLR) and Hazard Land (HL) on the north end of the property along the Thames River.

The application proposes to permit the construction of a new 347.2 sq. m (3,737 sq. ft.) single detached dwelling and attached garage. The dwelling is proposed to be located on the south portion of the property, away from the bank of the Thames River, as shown on the attached conceptual plan. Regulatory limits of the Lower Thames Valley Conservation Authority (LTVCA) restrict the developable area of the subject property. The subject property is also 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 adjacent lands. The proposed location of the new dwelling does not meet this setback requirement.

Due to the limitations of the buildable area across the subject lands, a minor variance is being pursued to grant relief from the front yard setback requirement to allow the dwelling in the location delineated on the attached conceptual plan. The minimum required setback for the new dwelling will be 10.2 m (33.5 ft.) from the front lot line along River View 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 11th day of February, 2025.

Key Map



Conceptual Plan

