

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-05/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 25 Victoria Street, concerning Lot 7, Plan 109, in the Community of Harwich (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 Victoria Street, between Metcalfe Street and Peel Street, in the Community of Harwich (Roll No. 3650 140 006 45700). The lands are approximately 0.2 ha (0.49 ac.) in area and are currently vacant. The lands are designated as a Hamlet Area (Shrewsbury) in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The subject property is proposed to be developed with a new 218.5 sq. m (2,352 sq. ft.) single detached dwelling and accessory building. A conceptual site plan is included on the reverse which delineates the proposed development on the subject lands.

To permit the development as is being proposed, a minor variance application is required to provide relief from the following provisions of the Zoning By-law:

- i) reduce the minimum building setback requirement from the southerly interior lot line from 3 m (9.84 ft.) to 1.22 m (4 ft.); and,
- ii) exempt the property from the Established Front Yard provision and set the minimum building setback from the front lot line at 8 m (26.25 ft.), which is the minimum building setback requirement for a dwelling in the VR zone.

For context, the Established Front Yard provision that applies to the subject lands requires that a dwelling be setback no less than the existing setback of the dwelling on the abutting parcel to the south (29 Victoria Street). The dwelling at 29 Victoria Street is located at the rear of the lot, resulting in no rear yard and minimal setback from the adjacent lot.

All other applicable provisions of the Zoning By-law will be met by this proposal.

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 12th day of February, 2025.

