

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-54/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 12048 Rose Beach Line, described as Part of Lot 98, Broken Front Concession, Lake Erie Survey, being Part 1 on Plan 24R-1408, in the Community of Howard (Roll No. 3650 210 004 60900).

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 south side of Rose Beach Line, between McKinlay Road and Bates Drive, in the Community of Howard. The lands are approximately 1,780.6 sq. m (19,166.2 sq. ft.) in area and contain a single detached dwelling. The lands are designated Recreational Residential Area in the Chatham-Kent Official Plan and zoned Recreational and Lakeside Residential (RLR).

A new 23.4 sq. m (252 sq. ft.) addition to the front face of the existing dwelling is being proposed by this application. The addition will be utilized as a single car garage. A site plan delineating the size and location of the addition is shown below the key map on this notice.

To facilitate this development, the application proposes to exempt the property from the Established Front Yards provision of the Zoning By-law, which regulates the required setback for the dwelling from the lot line along Rose Beach Line. Under this provision, the addition would be required to maintain a minimum setback of 14 m (45.9 ft.), whereas a minimum setback of 10.05 m (33 ft.) is being proposed.

For additional context, the Zoning By-law would otherwise permit a detached garage within the front yard of the subject property with a minimum required setback of 9 m (29.5 ft.). This is due to the property abutting a Lake to its rear. This is not applicable to the proposed development as an attached garage is considered part of the dwelling.

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.

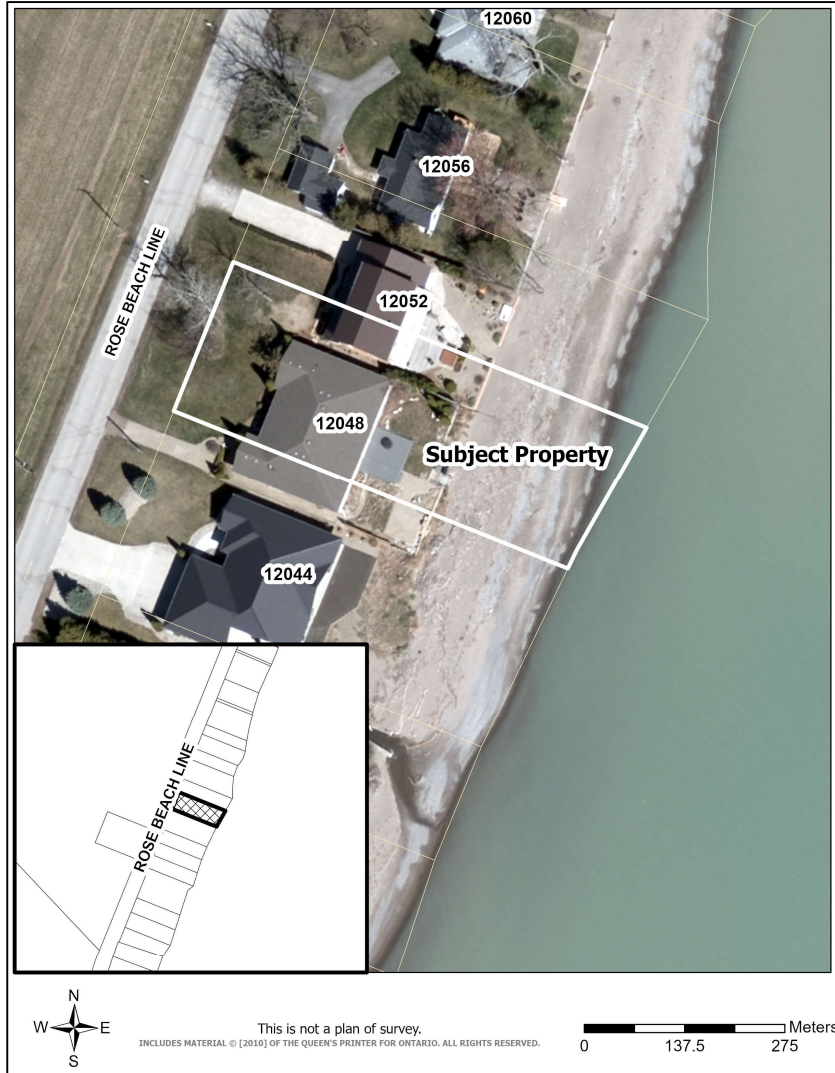
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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



Applicant's Sketch

Proposed garage addition

