

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-55/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 25602 Big Pointe Road, described as Part of Lot 7, Concession 8 North, in the Community of Dover (Roll No. 3650 080 006 21700).

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 west side of Big Pointe Road, between St. Philippes Line and Rivard Line, in the Community of Dover. The lands are approximately 0.81 ha (2.0 ac.) in area and contains a single detached dwelling and five (5) accessory structures. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-1059 (A1-1059).

The application is proposing to permit the construction of a new 39 m x 17 m (128 ft. x 56 ft.) accessory structure in the rear yard of the subject property. The structure is proposed to be 6.5 m (21.3 ft.) in height and is to be utilized for the storage of agricultural implements and personal items. To facilitate the proposed development, a Minor Variance is required to address the following:

- i) to provide relief from Section 4.2(2), Accessory Uses, Lot Coverage, of the Chatham-Kent Zoning By-law, to increase the total lot coverage of all accessory buildings or structures from 10% to 14%; and,
- ii) to provide relief from Section 4.2(4)(a), Accessory Uses, Yard Requirements, of the Chatham-Kent Zoning By-law, to reduce the minimum required building setback from the rear lot line and side lot lines from 4m (13.12 ft.) to 1.23 m (4.0 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.

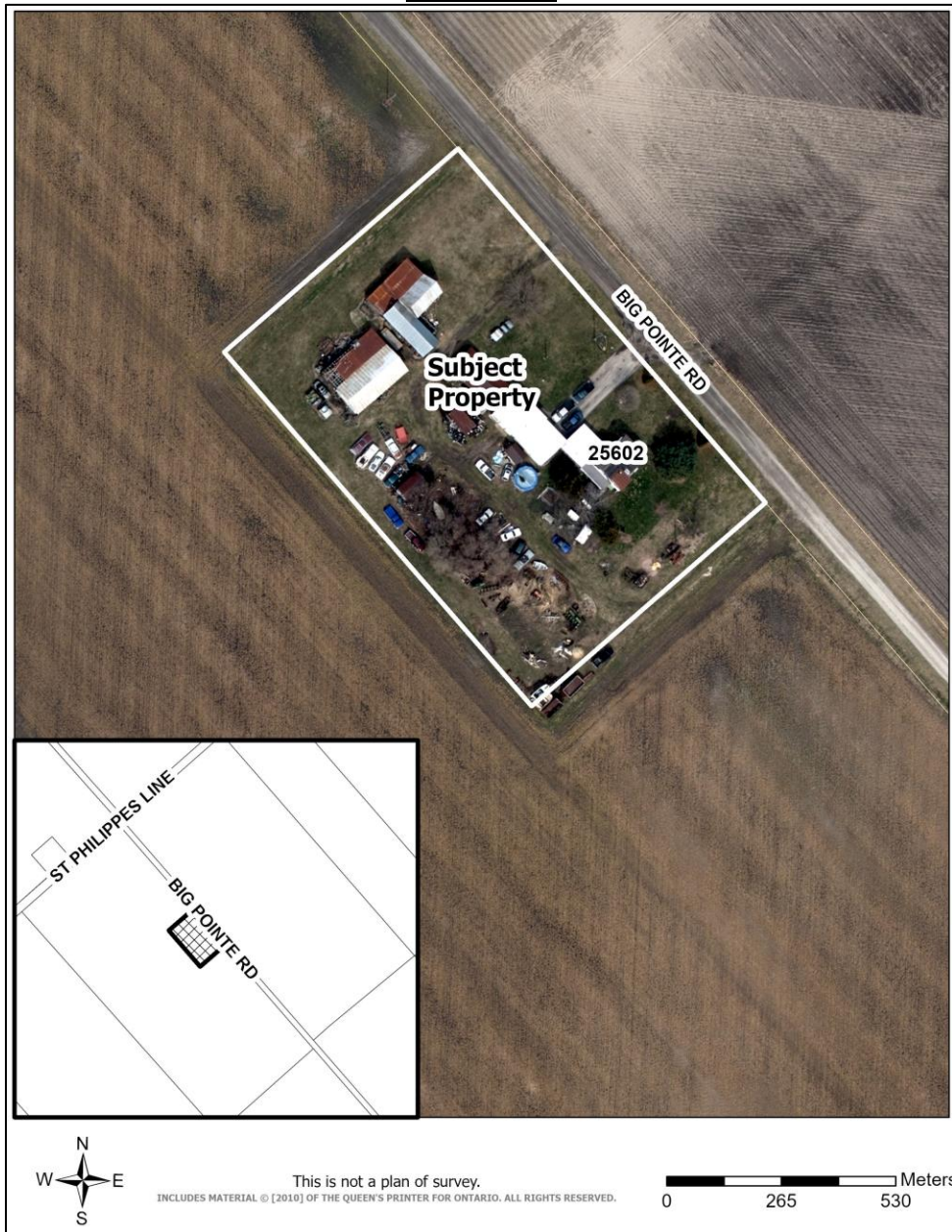
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 13th day of February, 2025.

Key Map



Applicant's Sketch

