

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-24/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from Vishal & Kelsey Chawla, concerning property located at 908 Charing Cross Road, in Part of Block C, Plan 455 (Harwich), in the Community of Chatham (City).

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, June 27, 2024**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Room 212**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The subject property is located on the west side of Charing Cross Road, between Silvana Drive and Birmingham Lane, in the Community of Chatham (City) (Roll No. 3650 110 011 21404). The lands are approximately 0.32 ha (0.8 ac.) in area and contain a single detached dwelling. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First-Estate (RL1-E).

A building addition to the front face of the dwelling on the subject property is currently being planned. The addition will consist of an attached garage and additional living space. A site plan showing the footprint of the planned addition has been included on the reverse.

The portion of the addition that is to contain the attached garage encroaches into the front yard beyond what is permitted by the Zoning By-law. Section 4.38.1, Established Front Yards, requires that the minimum front yard setback for the dwelling on the subject property be no less than the lesser of either dwelling on abutting lands. In this scenario, the dwelling at 906 Charing Cross Road sets the minimum front yard setback requirement for the subject property as it is set back approximately 56 m (184 ft.) from the front lot line. Whereas, the proposed addition will result in a 50 m (164 ft.) setback from the front lot line for the dwelling on the subject property.

The Minor Variance application is to grant relief from Section 4.38.1, Established Front Yards, to allow for the reduced front yard setback requirement for the subject property, being 50 m (164 ft.).

All other applicable provisions of the Zoning By-law will continue to apply to the subject property.

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.

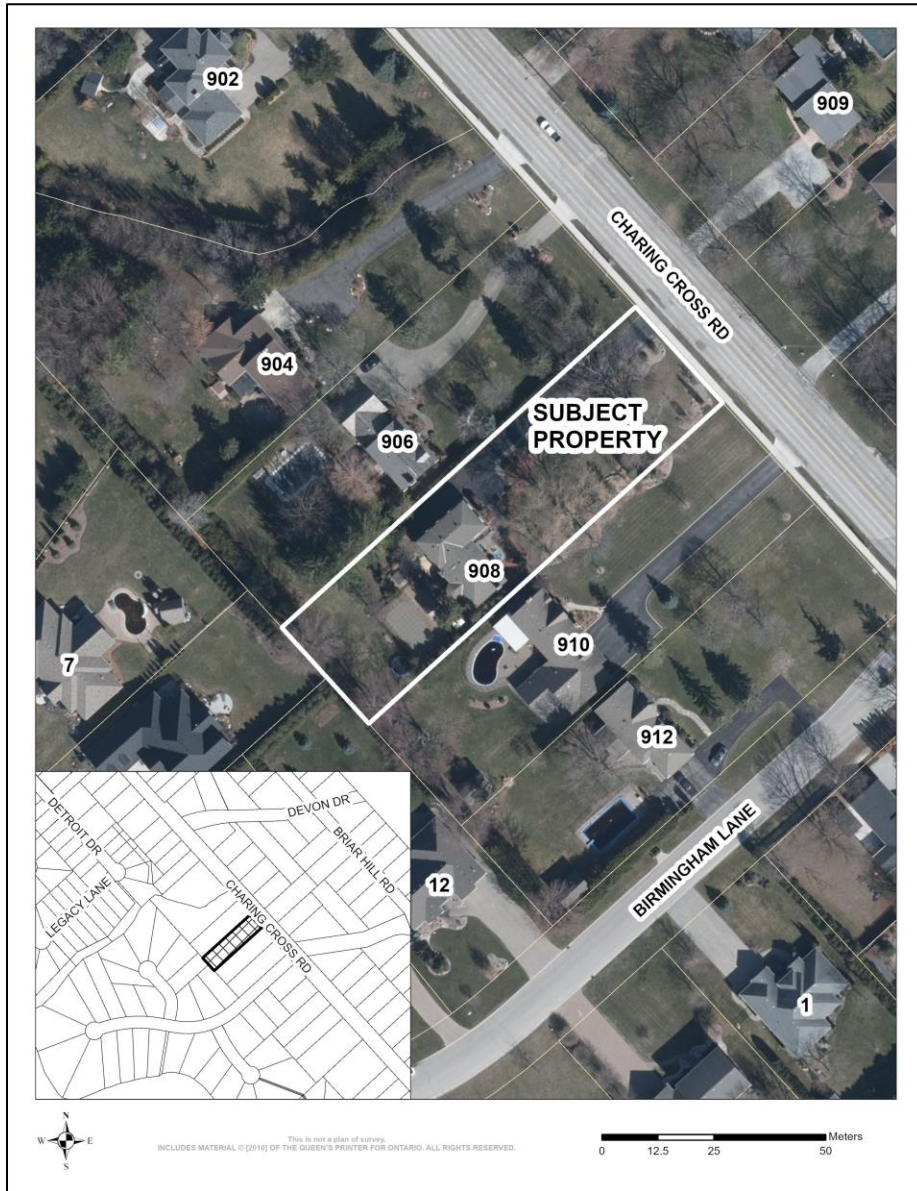
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 17th day of June, 2024.

Key Map



Applicant's Sketch

