

**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-21/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from Brenda Coulombe, concerning property located at 9 Second Street, in Lot 29, Plan 365, Community of Wallaceburg.

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 south side of Second Street, between Forhan Street and Third Street, in the Community of Wallaceburg (Roll No. 3650 442 004 24200). The lands are approximately 780 sq. m (8,400 sq. ft.) in area and contains a single detached dwelling and a detached garage. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

The subject property was recently developed with a front porch addition, which included the extension of the roofline of the dwelling to cover the existing porch. Following this construction, Chatham-Kent Building Services informed the applicant that a covered front porch is now considered part of the dwelling structure and is subject to the front yard setback provisions for a single detached dwelling, which it is now deficient.

To bring the property into compliance with the Chatham-Kent Zoning By-law, the Minor Variance application is to recognize the existing front yard setback for the covered front porch and the uncovered front steps. More specifically, the Minor Variance is to grant an exemption from the following provisions of the Zoning By-law:

- a) Section 4.37(c), Yard Encroachments; and,
- b) Section 4.38.1, Established Front Yards.

A condition of the minor variance is that it only applies to the covered front porch and uncovered front steps as constructed on the date of this application. Of note, the covered front porch has an existing front yard setback of 1.5 m (5.0 ft.). A site plan of the construction has been provided and is attached on the reverse.

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.

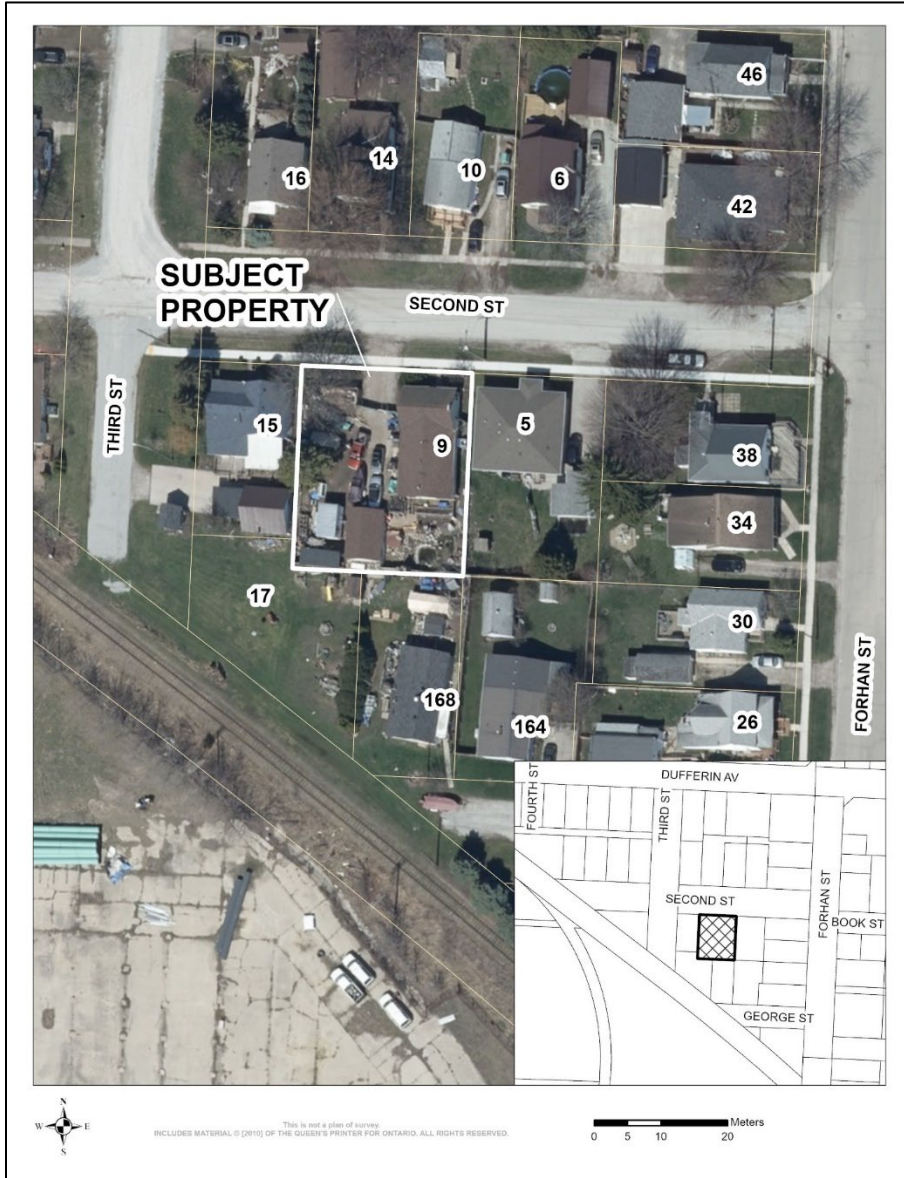
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 June, 2024.

Key Map



Applicant's Sketch

