

## **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-25/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from Jaring Maurits Hettinga & Sylvia Peternel, concerning property located at 140 Brown Street, in Part of Lot 3, Plan 133, in the Community of Dresden (North Kent), known as Roll No. 3650 390 002 14200.

**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 north side of Brown Street, between St. George Street South and Centre Street, in the Community of Dresden. The property is approximately 189 sq. m (2,033.4 sq. ft.) in area and contains a single storey commercial building. The property is designated Downtown / Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District) (UC(CBD)).

The property is currently being redeveloped to add a residential use on the ground floor of the existing commercial building. Commercial space will remain within the front portion of the building, adjacent to Brown Street. The rear portion of the building contains a garage that will remain. The redevelopment will change the primary use of the property from a commercial building to a mixed use commercial/residential building.

The Chatham-Kent Zoning By-law defines a Mixed Use Commercial/Residential Building as *“a building containing on the ground or first floor a non-residential use permitted in the zone and a dwelling unit(s) above the non-residential use or behind the non-residential use. However, the residential use on the ground or first floor, may not be more than 50% of the gross floor area.”*

The residential use proposed for the subject site will be located to the rear of a commercial use, and will occupy up to 70% of the total gross floor area of the building. As such, the Minor Variance is required to provide relief from the above-noted definition to allow for additional gross floor area, up to a maximum of 70%, for the residential use.

**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

