

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-04/25**) under Section 15 of the Chatham-Kent Sign By-law (By-law No.156-2004), as amended, from Blackburn Radio Inc., concerning property located at 6360 Queen's Line, in Part of Lot 7, Concession 5, in the Community of Raleigh (South Kent).

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, March 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 Queens Line, between Drake Road and Dillon Road, in the Community of Raleigh (Roll No. 3650 110 003 01900). The lands are approximately 28.74 ha (71.02 ac.) in area and contain one (1) telecommunications building and multiple telecommunications towers. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is seeking relief from the Chatham-Kent Sign By-law No. 156-2004 (Sign By-law) to allow for two (2) billboard signs on the subject property. Both the existing sign and proposed sign are defined as a "Billboard Sign" by the Sign By-law as they are *"any sign other than a real estate sign, measuring more than 3.0 sq. m (32.0 sq. ft.) in Area, that directs attention to products, goods and services, activities or facilities not provided on the premises on which the sign is located."*

There are two (2) sections of the Sign By-law that limit the number of billboard signs on an agricultural lot to one (1):

- Section 5.05, Agricultural
- Section 12.03, Billboard Signs

The minor variance application is to provide relief from these sections. All other provisions of the Sign By-law that regulate billboard signs will continue to apply to the subject property, including:

- The maximum area of a Billboard Sign shall not exceed 18.5 sq. m (200 sq. ft.).
- A Billboard Sign shall not be located within 300 m (984.0 sq. ft.) distance from another Billboard Sign.
- A Billboard Sign shall not be located within 152.5 m (500 ft.) distance from a residential use.
- A Billboard Sign shall not be closer to the street line than the front of the nearest building on the property or setback requirement for the zone, whichever is greater.
- All Billboard Signs shall be maintained in a neat and clean manner free from any loose materials at all times.

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.

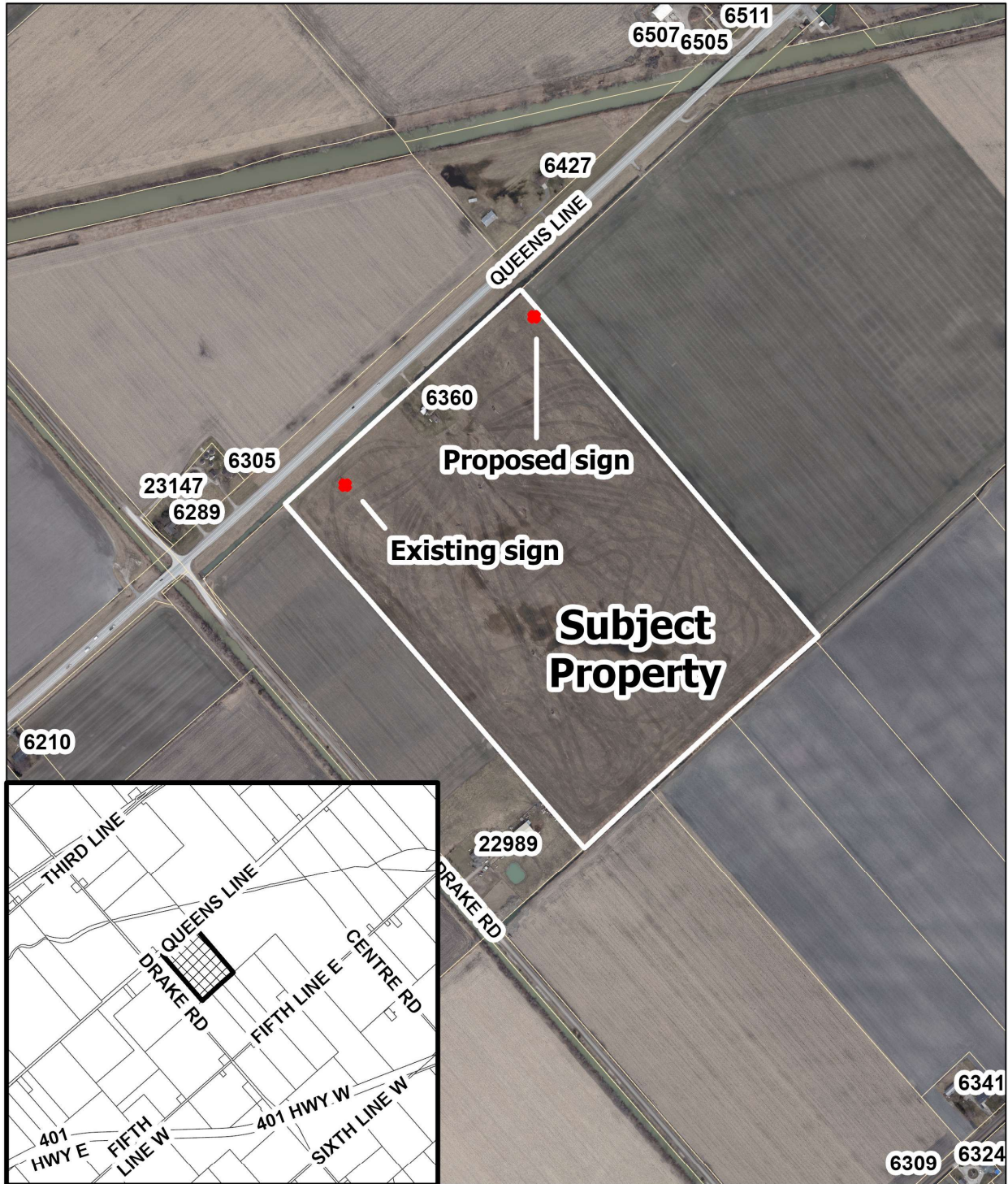
Any person may attend the hearing and/or make written or verbal representation in support of or in opposition to the proposal.

If 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 12th day of March, 2025.

Key Map



This is not a plan of survey.
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