

## **Notice of Public Hearing of Application for Consent & Minor Variance**

**Take notice** that the Municipality of Chatham-Kent has received an application for Consent (**File B-18/24**) and Minor Variance (**A-17/24**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, from Gregory & Jennifer DeVries, concerning property located on Flat Rock Road, in Part of Lot 2, Concession 10, in the Community of Camden (East Kent), known as Roll Nos. 3650 360 001 42900.

**And take further notice** that an application under the above file numbers will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date: **Thursday, May 16, 2024**  
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 east side of Flat Rock Road, between Base Line and Grove Mills Line, in the Community of Camden. The lands are approximately 20.31 ha (50.2 ac.) in area and consist of vacant agricultural land. The subject property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-1 (A1-1).

The application is proposing to sever and convey a portion of land, approximately 0.81 ha (2.0 ac.) in area as a lot addition to the abutting parcel at 29221 Flat Rock Road. The receiving parcel is approximately 0.42 ha (1.03 ac.) in area, and contains a single detached dwelling, one (1) accessory building, and one (1) silo. The owner of the receiving parcel operates a Home Industry use, and intends on erecting a storage building on the proposed lot addition lands. The retained lands will be approximately 19.5 ha (48.2 ac.) in area, and will continue to be farmed.

To implement the lot addition, a minor variance application is required to provide relief from the following provisions of the Chatham-Kent Zoning By-law:

- Section 5.21.2(b), Lot Area Minimum, to reduce the minimum required lot area of the retained agricultural parcel from 20 ha (49.4 ac.) to 19.5 ha (48.2 ac.); and,
- Section 4.14(e), Home Industries, to permit an accessory building with a maximum gross floor area of 668.9 sq. m (7,200 sq. ft.) to be utilized for a Home Industry use.

**The Key Map** on the reverse demonstrate the general location of the lands affected by the proposed Consent and Minor Variance applications 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 person or public body** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent and/or Minor Variance, does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, 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 Consent and Minor Variance, you must make written request to the above address.

**For additional information** regarding the applications, contact the above address.

Dated at the Municipality of Chatham-Kent this 2<sup>nd</sup> day of May, 2024

# Key Map

