

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**File B-41/24**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 78 & 80 Duke Street, Part of Lots 166 & 180, Old Survey, 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, August 8, 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 west side of Duke Street, between Park Street and Wellington Street East, in the Community of Chatham (City) (Roll No. 3650 420 003 00400). The lands are approximately 655.5 sq. m (7,055.7 sq. ft.) in area and contain a semi-detached dwelling, with each dwelling unit containing an additional dwelling unit. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

The application proposes to divide the property along the party wall of the semi-detached dwelling to establish freehold units. The resulting parcels can be described as:

- Severed Parcel: approximately 335.9 sq. m (3,615.6 sq. ft.) in area and will contain one (1) semi-detached dwelling unit, assigned municipal address 78 Duke Street; and,
- Retained Parcel: approximately 319.7 sq. m (3,441.2 sq. ft.) in area and will contain one (1) semi-detached dwelling unit assigned municipal address 80 Duke Street.

The Key Map on the reverse indicates the location of the lands affected by the proposed Consent 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 Consent, 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 Consent, 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 23rd day of July, 2024.

Key Map

