

## **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-43/24**) and Minor Variance (**A-32/24**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 7470 Grande River Line, in Part of Lot 15, Concession 1, in the Community of Dover (North 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, 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 south side of Grande River Line, east of Winter Line Road, in the Community of Dover (Roll No. 3650 480 002 05500). The property is approximately 65,700 sq. m (707, 200 sq. ft.) in area and contains a single detached dwelling and one (1) accessory structure. The lands are designated Recreational Residential in the Chatham-Kent Official Plan and zoned Recreational Lakeside Residential-256 (RLR-256) and Open Space-281 (OS1-281).

The application proposes to sever and convey two (2) new residential parcels from the subject lands, described as follows:

- Parcel 1: approximately 3,905 sq. m (42,033 sq. ft.) in area
- Parcel 2: approximately 4,080 sq. m (43,915 sq. ft.) in area

The retained parcel is approximately 57,715 sq. m (621,240 sq. ft.) in area and will contain the existing dwelling and accessory building.

Following the severance, the required front yard setback will be established by the existing dwelling on the subject lands, Parcels 1 and 2 will be unable to meet this requirement as the rear lot lines are proposed to be forward the existing dwelling.

Therefore, to implement the proposed Consent, a minor variance is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.40.1, Established Front Yards, to reduce the required front yard setback from 225 m (738 ft.) to 30.5 m (100 ft.), to permit a building envelope for a future dwelling.

**The Key Map** on the reverse indicates the location of the lands affected by the proposed Consent and 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 Consent & 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 Consent & 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 24th of July, 2024.

# Key Map

