

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**Files B-03/25 & B-06/25**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 10733 & 10739 Northwood Line, in Part of Lot 17, Concession 1, River Thames Survey, in the Community of Harwich (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, February 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 lands are located on the north side Northwood Line, west of Mull Road, in the Community of Harwich (Roll Nos. 3650 140 003 34100 & 34200). The lands are comprised of two (2) agricultural parcels, which are bisected by a rail line property. The parcels are described as follows:

Parcel 1:

- PIN: 00887-0053: approximately 38.24 ha (94.5 ac.) in area and contains a single detached dwelling (10733 Northwood Line), two (2) outbuildings, a portion of another outbuilding, three (3) silos and a solar panel; and,
- PIN: 00887-0055: approximately 0.87 ha (2.15 ac.) of vacant agricultural land.

Parcel 2:

- PIN: 00887-0054: approximately 35.6 ha (88 ac.) in area and contains a single detached dwelling (10739 Northwood Line) and the remaining portion of the above-noted outbuilding; and,
- PIN: 00887-0056: approximately 1.33 ha (3.29 ac.) of vacant agricultural land.

Both parcels are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application proposes to sever and convey a portion of land from 10733 Northwood Line, approximately 0.78 ha (1.93 ac.) in area, as a lot addition to the abutting parcel at 10739 Northwood Line. The lot addition lands are comprised of the farm buildings associated with the farming operation of the subject lands. The retained parcel will be 37.46 ha (92.57 ac.) in area and will be comprised of the single detached dwelling (10733 Northwood Line).

The application also proposes reciprocal easements which will allow each of the parcels to maintain access over the existing laneway.

All applicable zoning provisions are being met by this proposal.

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 12th of February 2025.

Key Map

