

PUBLIC NOTICE

MUNICIPALITY OF CHATHAM-KENT

COMMITTEE OF ADJUSTMENT

Take Notice that a meeting of the Committee of Adjustment for the Municipality of Chatham-Kent will be held to consider the following applications submitted under Sections 45 and 53 of the Planning Act, R.S.O.1990, c.P.13.

And Take Further Notice that the applications will be considered on the date, and at the time and place shown below:

Date: **Thursday, January 23, 2025**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

****Files: Consent B-19/23 and B-20/23**

Address: 6144 Sixth Line West, Community of Raleigh (South Kent)

Legal Description: Part of Lot 5, Concession 7 (Raleigh)

Purpose and Effect: The subject property is a 105.52 ac. agricultural parcel and contains one single detached dwelling and two outbuildings. The applications are to sever two (2) new parcels from the subject lands. One parcel being a new 53.22 ac. agricultural parcel consisting of vacant farmland; and one parcel being a 0.58 ac. residential surplus dwelling lot containing the existing dwelling and two outbuildings. An easement is also proposed to provide the severed and retained parcels legal access to an existing culvert entrance.

File: Consent B-84/24

Address: 28 & 29 Chenal Ecarte Island, Community of Dover (North Kent)

Legal Description: Part of Lots 36-38, Plan 433

Purpose and Effect: The subject lands are comprised of two adjacent island parcels, within the Chenal Ecarte Islands in Mitchell's Bay. Each parcel contains a single detached dwelling. The parcels merged under Title in 2021, making them no longer separately conveyable. The proposal is to re-establish each parcel as being separately conveyable through the granting of Planning Act Consent.

File: Minor Variance A-52/24

Address: 24254 Winter Line Road, Community of Pain Court (North Kent)

Legal Description: Part of Lot 1, Plan 428, described as Part 2, 24R-8149

Purpose and Effect: The subject property is located at the southwest corner of the Winter Line Road and Pain Court Line intersection. There is a proposal to redevelop the property with a stacked row house dwelling consisting of 8-units, and 10 off-street parking spaces. The application is required to facilitate the proposed development by permitting a parking area to be located within the exterior side yard and a portion of the front yard of the lot, and to reduce the required setback for the main building from the westerly side lot line from 25 ft. to 18.4 ft.

File: Consent B-76/24

Address: 12215 Rose Beach Line, Community of Howard (East Kent)

Legal Description: Part of Lot 96, Broken Front Lake Erie Concession (Howard)

Purpose and Effect: The subject lands are approximately 154 ac. in area and are comprised of two (2) parcels bisected by Rose Beach Line. The lands are located between McKinlay Road and Antrim Road. The application proposes to create four (4) new residential lots fronting the north side of Rose Beach Line and four (4) opposing beach lots along the Lake Erie shoreline.

File: Minor Variance A-53/24

Address: 294 Detroit Line, Community of Wheatley (West Kent)

Legal Description: Part of Lots 104 & 105, Lots 106 & 107, Part of East Green Terrace, Plan 389

Purpose and Effect: The subject property is located on the south side of Detroit Line, west of McLean Road. The application is to provide relief from the Chatham-Kent Zoning By-law to allow for a new detached accessory structure at a setback of 7.25 ft. from the front lot line along Detroit Line, and to permit an addition to the front of the existing dwelling at a setback of 16 ft. from the front lot line. The application is also to permit an accessible ramp at the front of the proposed addition.

****File: Consent B-80/24**

Address: 215 & 217 Erie Street South, Community of Merlin (West Kent)

Legal Description: Part of Lots 22 & 23, Registrar's Compiled Plan 775

Purpose and Effect: The subject property is a 0.77 ac. vacant residential parcel located on the west side of Erie Street South. The parcel is zoned Residential Low Density First (RL1). The application proposes to sever and convey the rear half of the lot as a lot addition to the abutting parcel to the south (221 Erie Street South). The application also proposes to sever a new lot fronting Erie Street South, which will result in two (2) equal sized residential parcels. All resulting parcels meet lot area and lot frontage requirements of the Chatham-Kent Zoning By-law.

File: Consent B-81/24

Address: 20886 Charing Cross Road, Community of Charing Cross (South Kent)

Legal Description: Part of Lot 25, Concession 12 (Raleigh)

Purpose and Effect: The subject property is located on the west side of Charing Cross Road, between Daniel Street and Thirteenth Line. The property is approximately 94 ac. in area and is currently vacant. The portion of lands subject to this application are zoned Residential Low Density First (RL1). The application proposes to sever and convey a new residential parcel, approximately 3 ac. in area. Both the severed and retained parcels will have frontage along Charing Cross Road.

File: Minor Variance A-51/24

Address: 2802 Talbot Trail, Community of Romney (West Kent)

Legal Description: Part of Lot 195, Talbot Road Survey (Romney)

Purpose and Effect: The subject property is a 2 ac. parcel located on the south side of Talbot Trail, between Campbell Road and Coatsworth Road. The application is proposing to reduce the required interior side yard setback from 3.0 m (9.84 ft.) to 0.6m (2.0 ft.), to permit the construction of a 2,880 sq. ft. single detached dwelling.

File: Consent B-86/24

Address: 57 Centre Street, Community of Chatham (City)

Legal Description: Part of Lot 13, Lots 14 & 15, Block 49, Plan 14

Purpose and Effect: The subject property is located at the southeast corner of Centre Street and Harvey Street. The property is approximately 22,215.6 sq. ft. in area and contains a commercial building and associated off-street parking. The application is to sever a portion of the parking area on a separate lot. It is intended that the parking area will serve as a parking area for the commercial property at 40 Centre Street. The application includes an easement for the existing access along Centre Street to serve both the severed and retained parcels.

Files: Consent B-88/24 and B-89/24

Address: 8796 & 8812 Meadowvale Line, Chatham (Township) (North Kent)

Legal Description: Part of Lot 2, Concession 15 (Chatham)

Purpose and Effect: The subject property is located on the south side of Meadowvale Line, between St. Clair Road and Fraser Road. The property is approximately 54 ac. in area and contains a single detached dwelling and one (1) accessory structure. The application is proposing to sever a surplus dwelling and the associated accessory structure on a new 1.1 ac. parcel. The application also proposes to establish a permanent easement over the abutting parcel (8812 Meadowvale Line) to allow for access and maintenance to an existing gas line.

For more information about these matters, contact Chatham-Kent Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca.

Dated at the Municipality of Chatham-Kent this 9th day of January, 2025.

****Denotes that application has been deferred to a future public meeting for which public notice will be given.**