

## **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-80/24 & B-90/24**) and Minor Variance (**File A-02/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 215 & 217 Erie Street South, in Part of Lot 22, Registrar's Compiled Plan 775, in the Community of Merlin (West 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, March 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 property is located on the west side of Erie Street South, between William Street and A & B Road, in the Community of Merlin. The property is approximately 0.31 ha (0.77 ac.) in area and is currently vacant. The lands are designated Secondary Urban Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The application proposes to sever and convey a new residential parcel, approximately 789.14 sq. m (8,494.23 sq. ft.) in area. The retained parcel is approximately 789.14 sq. m (8,494.23 sq. ft.). Also proposed under this application is to sever and convey a portion of land, approximately 1,570.2 sq. m (16,988.4 sq. ft.), in area as a lot addition to the abutting parcel at 221 Erie Street South. The retained parcel will be approximately 789.14 sq. m (8,494.23 sq. ft.) in area. The proposed lot addition lands are currently vacant.

A minor variance application is also required to exempt the retained parcel from Section 4.38.1, Established Front Yards of the Chatham-Kent Zoning By-law. This exemption will allow for a larger building envelope over this portion of the subject lands. Any future dwelling on the retained lands will be required to maintain a 7.62 m (25.0 ft.) setback from the front lot line.

**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 12th of March, 2025.

# Key Map

