

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**File B-10/26**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 236 Grand Avenue East, in Part of Lots 8 to 12, Block 17, Plan 4, 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, April 23, 2026**
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 a through lot bound by three (3) streets, Grand Avenue East, Van Allen Avenue, and Thomas Street, in the Community of Chatham (City) (Roll No. 3650 420 048 04800). The property is approximately 1,063.6 sq. m (11,448 sq. ft.) in area and currently contains a duplex dwelling. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

The application proposes to sever and convey a new residential lot from the subject lands, being approximately 471.8 sq. m (5,078 sq. ft.) in area. The severed parcel would be a corner lot with frontage on Thomas Street and Van Allen Avenue. The retained parcel will be approximately 591.8 sq. m (6,370 sq. ft.) in area and retain the existing duplex. The retained parcel will function as a corner lot with frontage on Grand Avenue East and Van Allen Avenue.

All applicable zoning provisions are 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 9th of April, 2026.

Key Map

