

Notice of Public Hearing of Application for Consent & Minor Variance

Take notice that the Municipality of Chatham-Kent has received applications for Consent (**Files B-43/25, B-44/25, & B-49/25**) and Minor Variance (**File A-36/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 10010 Cedar Hedge Line and Cedar Hedge Line, in Part of Lots 11 & 12, Concession 9, in the Community of Chatham (Township) (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 28, 2025**
Time: **9:00 a.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and effect: The application is concerning two (2) abutting agricultural properties located on the south side of Cedar Hedge Line, between Caledonia Road and Centre Side Road, in the Community of Chatham (Township), and are described as follows:

- **Subject Property 1:** Cedar Hedge Line - (Roll No. 3650 410 003 62400) The lands are approximately 23.32 ha (57.62 ac.) in area and consist of vacant agricultural land. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-1 (A1-1).
- **Subject Property 2:** 10010 Cedar Hedge Line - (Roll No. 3650 410 003 62300) The lands are approximately 13.6 ha (33.5 ac.) in area and contain a single detached dwelling, one (1) outbuilding, and one (1) solar panel. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application proposes to facilitate two (2) lot additions and create one (1) residential surplus dwelling lot. Summaries of these severances are below and accordingly labeled on the Key Map on the reverse of this page.

1. **Lot Addition 1:** To sever and convey a portion of land, approximately 732.19 sq. m (7,881.23 sq. ft.) in area, as a lot addition to the abutting parcel at 10010 Cedar Hedge Line. The proposed lot addition lands are currently utilized as driveway access from Cedar Hedge Line to the outbuilding located on the abutting parcel. Upon completion of this severance, these lands are proposed to form a portion of the severed surplus dwelling parcel, as described below.
2. **Surplus Dwelling Severance:** To create a new 0.74 ha (1.83 ac.) residential surplus dwelling lot, containing the existing dwelling, one (1) outbuilding, and the solar panel. The retained agricultural parcel will be approximately 12.9 ha (31.85 ac.) in area and consist of vacant agricultural land and a woodlot.
3. **Lot Addition 2:** To sever and convey a portion of land, approximately 0.67 ha (1.66 ac.) in area, as a lot addition to the abutting parcel at 10062 Cedar Hedge Line. The proposed lot addition lands are primarily grassed area utilized as amenity space by the receiving parcel. The retained parcel will be approximately 22.57 ha (55.78 ac.).

To implement the proposed consent, a Minor Variance is required to recognize the reduced lot area of Subject Property 2 being 12.9 ha (31.85 ac.).

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 13th day of August, 2025.

Key Map

