Municipality of Chatham-Kent
Community Development
Planning Services
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Chatham ON N7M 5K8
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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-74/21**) and Minor Variance **(A-47/21)** under Sections 53, and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, from Dexter & Lynn Reed, concerning property located at 184 Metcalfe Street, in Part of Lot 6, Plan 109, in the Community of Harwich (Shrewsbury) (South Kent) known as Roll Nos. 3650 140 006 45600 & 45700)

And take further notice that an application under the above file numbers will be heard by the Committee of Adjustment on the date, and at the time shown below:

Date:	**Thursday, December 15, 2022**
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 at the southeast corner of the Metcalfe Street and Victoria Street intersection, in the Community of Harwich (Shrewsbury). The lands consist of the flowing parcels:

- PIN No. 00939-0051: a 664 sq. m (7,174 sq. ft.) parcel containing a single detached dwelling (184 Metcalfe Street), described as Part of Lot 6, Plan 109.
- PIN No. 00939-0053: a vacant 2,035 sq. m (21,909 sq. ft.) parcel, described as Lot 7, Plan 109.

Both parcels are designated Hamlet Area in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The application is proposing to grant Consent to re-establish the property known as 184 Metcalfe Street as a separately conveyable parcel. This is a 688 sq. m (7,450 sq. ft.) residential parcel containing a single detached dwelling. Once Consent is given under section 53 of the Planning Act, any subsequent conveyance of, or other transaction involving, the identical parcel of land is permitted, despite ownership.

To implement the proposed Consent, a Minor Variance application is required to provide relief from the Chatham-Kent Zoning By-law, Section 5.6.2(b), Lot Area Minimum, to reduce the minimum lot area of the severed parcel from 1,858 sq. m (20,000 sq. ft.) to 688 sq. m (7,450 sq. ft.).

The Key Map on the reverse indicates the general location of the lands affected by the proposed Consent and Minor Variance applications in relation to other lands within the Municipality.

Any person may make written representation in support of or in opposition to the proposal.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent and/or Minor Variance, does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, 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 and Minor Variance, you must make written request to the above address.

For additional information regarding the applications, contact the above address.

Dated at the Municipality of Chatham-Kent this 24th day of November, 2022.

Application No. D-28 HA/41/21/R
CityView No. PL202100135
184 Metcalfe Street, Community of Harwich (Shrewsbury) (South Kent)

Key Map

Application No. D-28 HA/41/21/R
CityView No. PL202100135
184 Metcalfe Street, Community of Harwich (Shrewsbury) (South Kent)