

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received applications for Consent (**Files B-84/25 & B-85/25**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 7302 & 7340 Mallard Line, in Part of Lot 14, Concession 9, in the Community of Dover (North Kent).

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 and place shown below:

Date: **Thursday, February 26, 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 located on the south side of Mallard Line, between Winter Line Road and Bear Line Road, in the Community of Dover (Roll Nos. 3650 480 005 38200 & 38300). The lands are approximately 40.8 ha (100.81 ac.) in area and contain two (2) single detached dwellings, six (6) outbuildings, and two (2) grain bins. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1)

The application proposes to create the following residential surplus dwelling lots:

- Severed Parcel 1: 7340 Mallard Line, being approximately 0.37 ha (0.91 ac.) in area. The surplus lot will consist of the existing single detached dwelling and two (2) outbuildings.
- Severed Parcel 2: 7302 Mallard Line, being approximately 0.61 ha (1.5 ac.) in area. The surplus lot will consist of the existing single detached dwelling, four (4) outbuildings, and two (2) grain bins. A permanent easement is also proposed to allow for continued access to the retained farmland over the existing driveway.

The retained farm parcel will be approximately 39.82 ha (98.4 ac.) in area and will continue to be farmed.

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 11th of February, 2026.

Key Map

