

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**File B-02/26**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 1203 North Street, in Part of Lot 2, Concession 5, in the Community of Dresden (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, 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 east side of North Street, between Wright's Lane and Community Road, in the Community of Dresden (Roll No. 3650 390 004 13000). The property is approximately 0.95 ha (2.34 ac.) in area and contains an animal feed and supply establishment (McBrayne's Feeds 'N Needs). The lands are designated Employment Area in the Chatham-Kent Official Plan and zoned General Industrial (M1).

The application proposes to sever and convey a portion of land from the subject property, as a lot addition to the abutting industrial parcel (1200 Wellington Street). The receiving parcel is approximately 0.55 ha (1.37 ac.) in area and contains a trucking company (Finley Transport). The lot addition lands, which are shown on the attached Key Map, are approximately 0.26 ha (0.65 ac.) in area and are vacant of any buildings. The retained parcel will be approximately 0.69 ha (1.69 ac.) in area and will contain the entirety of the animal feed and supply establishment.

The zoning regulations for the General Industrial (M1) Zone apply to the subject lands and receiving parcel. All zoning regulations 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 12th of February 2026.

Key Map

