

Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**File B-20/26**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 1001 Park Avenue West, in Part of Lot 19, Concession 5 (Raleigh), 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, June 18, 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 north side of Park Avenue West, east of Bloomfield Road, in the Community of Chatham (City) (Roll No. 3650 420 022 18800). The lands are approximately 7.13 ha (17.6 ac.) in area. The west portion of the site is currently under development for residential uses, while the east portion remains vacant and contains a stormwater management pond at the rear. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second-1594 (RL2-1594).

A Development Agreement registered on title of the subject property contemplates low-density residential development across the entirety of the lands, with the current development representing an initial phase that is intended to extend into the eastern portion through a coordinated internal street network and shared stormwater management system.

The purpose of the Consent application is to sever and convey the portion of lands currently under development, creating a new parcel approximately 2.64 ha (6.5 ac.) in size. The retained parcel will be approximately 4.49 ha (11.1 ac.), containing the existing stormwater management pond and future development lands.

The application also proposes the establishment of permanent reciprocal easements between the severed and retained parcels to provide for shared access and the joint use and maintenance of the stormwater management infrastructure. The approved site plan envisions an integrated development pattern, including internal road connectivity and shared stormwater servicing system, which will be secured through these easements.

All applicable zoning provisions are being 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 4th day of June, 2026.

Key Map

