

## **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-23/25**) and Minor Variance (**A-17/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 11521 & 11525 Pinehurst Line, in Part of Lot 19, Townline Range Concession, Community of Harwich (South 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, May 29, 2025**  
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 Pinehurst Line between Tomek Road and Kent Bridge Road, in the Community of Harwich (Roll No. 3650 140 005 16500). The lands are approximately 0.66 ha (1.63 ac.) in area and contain a single detached dwelling and two (2) outbuildings. The subject lands are designated Rural Settlement Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application proposes to create a new infill residential lot (11525 Pinehurst Line), approximately 0.31 ha (0.77 ac.) in area, containing one (1) outbuilding. The retained parcel will be approximately 0.35 ha (0.86 ac.) in area and contains the existing dwelling and one (1) outbuilding.

To implement the proposed Consent, a Minor Variance application is required to recognize the resulting lot area and lot frontage of the severed parcel. The retained parcel will be in compliance with all applicable provisions of the Zoning By-law.

**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 14th of May, 2025.

Key Map

