

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-33/24**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 2391571 Ontario Inc. concerning property located at 87 Ellen Street, in Part of Lot 61, Registered Plan 91, in the Community of Blenheim (South 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, June 6, 2024**
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 west side of Ellen Street, north of Marlborough Street North, in the Community of Blenheim (Roll No. 3650 160 002 08300). The lands are approximately 445 sq. m (4,790 sq. ft.) in area and contains a six-unit apartment dwelling. The subject property is designated Residential Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District) (UC(CBD)).

The subject property is currently held under common ownership with the abutting commercial property at 101 Ellen Street (PIN: 00912-0289 & 00912-0290). Together, these parcels are described as abutting Parts Lots held under common ownership. In this scenario, the Planning Act restricts the dealing of any one of these parcels independent of the other.

The application proposes to re-establish the subject property as a separately conveyable parcel, to allow for it to be conveyed independent of the commercial property at 101 Ellen Street. A minor boundary adjustment is also being sought through the application, which is to convey 3 m (10 ft.) of frontage along Ellen Street from the subject property to the abutting commercial lands (101 Ellen Street).

To accomplish this, the application will sever and convey a parcel of land, approximately 434 sq. m (4,675 sq. ft.) in area, as shown on the key map. The balance of the lands will remain under common ownership and will be unable to be dealt with independent of one another.

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 22nd of May, 2024.

Key Map

