

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-73/26**) and Minor Variance (**Files A-46/26 & A-48/26**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6640 Rivard Line & 25362 Big Pointe Road, in Part of Lots 8 & 9, Concession 7, 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, October 15, 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 lands consist of two (2) abutting parcels, under common ownership, located at the southern corner of the Rivard Line and Big Pointe Line intersection in the Community of Dover, and are described as follows:

- i) 6640 Rivard Line (Roll No.: 3650 480 005 11100): The property is approximately 20.7 ha (51.1 ac.) in area, designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-1363 (A1-1363). The property contains a large-scale greenhouse facility.
- ii) 25362 Big Pointe Line (Roll No.: 3650 480 005 11200): The property is approximately 962 sq. m (10,355 sq. ft.), designated Agricultural Area and zoned Agricultural (A1). This property contains a single detached dwelling.

The purpose of the applications is to reconfigure the existing lot boundaries to create two separate parcels: one parcel containing the existing greenhouse operation and a second parcel containing the existing dwelling, which is proposed to be redeveloped with a new bunkhouse. To facilitate the proposed lot reconfiguration and redevelopment, applications for Consent and Minor Variance have been submitted.

Consent

The consent application proposes the creation of a new 0.47 ha (1.15 ac.) parcel located at the corner of Rivard Line and Big Pointe Line. The severed parcel will contain the existing dwelling and is intended to be redeveloped with the proposed bunkhouse development.

The retained parcel will have an area of approximately 20.58 ha (50.8 ac.) and will contain the existing greenhouse operation. The proposed lot configuration is illustrated on the Key Map.

Minor Variance

To facilitate the proposed lot reconfiguration, the minor variance application is required to recognize a reduced interior side yard setback for the existing greenhouse development from the new lot line. The reduction is from the required 15 m (49.2 ft.) to 6 m (19.7 ft.).

Additional relief is required to facilitate redevelopment of the severed parcel with a new bunkhouse. The proposed development, as shown on the submitted Concept Plan, requires the following variances:

- permit a bunkhouse on a parcel where it is not accessory to an agricultural use; and,
- reduce the required exterior side yard setback from 20 m (66 ft.) to 15 m (49.2 ft.).

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.

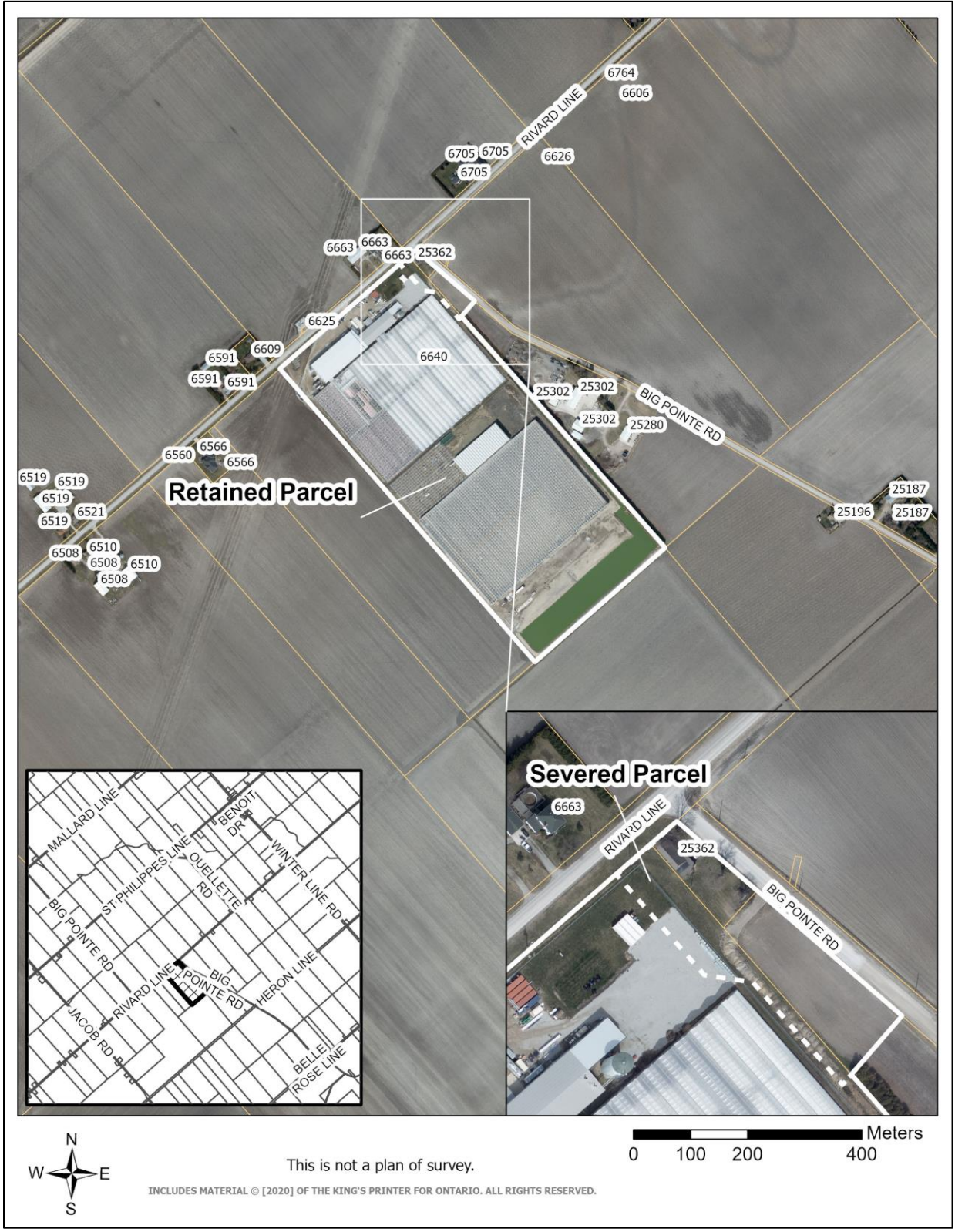
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent & Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

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 1st day of October, 2026.

Key Map



Concept Plan

