

## **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-56/25**) and Minor Variance (**A-41/25**) under Sections 53 and 45(1), respectively, of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 2840 Talbot Trail, in Part of Lot 194, Concession Talbot Road Survey, in the Community of Romney (West 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, September 18, 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 lands are located on the south side of Talbot Trail, between Campbell Road and Coatsworth Road, in the Community of Romney. The lands are designated as Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1) and Hazard land (HL).

The subject lands are comprised of two (2) abutting parcels, which are held under common ownership by the applicant. Together, these two (2) parcels are described as abutting Part Lots held in common ownership, which, in this scenario, the Planning Act restricts the dealing of any one of these parcels independent of the others.

The applicant wishes to re-establish these two (2) parcels as separately conveyable, which inadvertently merged as a result of estate planning. To re-establish these parcels as being separately conveyable, the application proposes to grant Planning Act Consent over 2840 Talbot Trail, shown as Severed Parcel on the Key Map on the reverse.

To implement the proposed consent, a Minor Variance application is required to recognize the area of the A1 zone over each of the subject parcels, as follows:

- PIN 00849-0039 being 1.63 ha (4.03 ac.); and,
- PIN 00849-0037 being 3.19 ha (7.88 ac.).

There is no lot area requirement to recognize for the HL zoning over each parcel.

**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 3rd day of September, 2025.

Key Map

