

**Notice of Complete Application and Public Meeting to Consider an
Application for Consent and Zoning By-law Amendment**

Take Notice that the Municipality of Chatham-Kent has received a complete Combined application (**File D-28 OR/21/24/J**) for Consent (**Files B-42/24 and B-49/24**) and Zoning By-law Amendment (**File D-14 OR/23/24/J**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from Earle Johnson and Maisie Holloway-Johnson, concerning property located at 14263 Talbot Trail, in Part of Lot 71, North of Talbot Road, in the Community of Orford (East Kent).

And Take Further Notice that an application under the above file numbers will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, August 12, 2024**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located between Talbot Trail and Eberle Line, east of Palmyra Road, in the Community of Orford (Roll No. 3650 260 004 06800). The lands are approximately 42.8 ha (105.7 ac.) in area and contain a single detached dwelling, and three (3) outbuildings. The lands are zoned Agricultural (A1) and designated Agricultural Area in the Chatham-Kent Official Plan.

The application proposes to sever and convey a new agricultural parcel, approximately 22.4 ha (55.4 ac.) in area, containing a Significant Woodlot and Provincially Significant Wetland (PSW) fronting Eberle Line. The retained parcel is approximately 20.3 ha (50.3 ac.) in area, containing the existing dwelling and outbuildings and a Significant Woodlot.

The application also proposes a permanent easement over a portion of the retained parcel, in favour of the severed parcel, for access following the severance. The severed lands will maintain frontage onto Eberle Line, though the portion of the lands fronting Eberle Line contains the Provincially Significant Wetland. The proposed easement will ensure this parcel maintains sufficient access in consideration of this natural feature.

Zoning By-law Amendment

To implement the proposed severance, it is recommended that the lands be rezoned as follows:

- Retained Parcel:
 - Rezone the existing woodlot to a site-specific Open Space (OS1-1353) zone to limit uses to conservation.
 - Rezone the balance of the lands to a site-specific Agricultural (A1-1729) zone to prohibit development within 30m of an Open Space (OS1) zone, and recognize the resulting lot area.
- Severed Parcel:
 - Rezone the existing PSW to the Hazard Land (HL) zone.
 - Rezone the balance to the lands to a site-specific Agricultural (A1-1728) zone to prohibit development within 30m of any Open Space (OS1) or Hazard Land (HL) zone and recognize the resulting lot area.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed consent and/or zoning by-law amendment. Those who wish to address Council respecting this matter are requested to notify the Municipal Clerk's Office by telephone prior to the meeting at 519.360.1998.

If You Wish to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed consent and/or zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.** **If a Person or Public Body** would otherwise have an ability to appeal the decision of Council of the Municipality of Chatham-Kent to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make a written submission to the Corporation of the Municipality of Chatham-Kent before the by-law is passed or provisional consent is granted or refused, the person or public body is not entitled to appeal the decision.

If a Person or Public Body does not make oral submissions at the public meeting or make a written submission to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent, before the by-law is passed or provisional consent is granted or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For Additional Information regarding the application contact the above address. A hard copy of the submission items are available for inspection at the Civic Centre (2nd Floor, Planning Services), 315 King Street West, Chatham, or in any of the Municipal Service Centres, during normal business hours. We cannot guarantee the exact time the application will be considered by Council as the time varies depending on the number of items on the agenda and the complexity of each application brought forward.

Watch the Live Stream:

- Chatham-Kent's Facebook Page: <https://www.facebook.com/MunicCK/>
- YourTV CK's Facebook Page: <https://www.facebook.com/yourtvck/>
- YourTV CK's YouTube Channel: <https://www.youtube.com/channel/UCnCcQH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 18th day of July, 2024.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Chatham ON N7M 5K8
Phone: 519.360.1998
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Key Map

