

**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 HA/32/24/C**) for Consent (**File B-87/24**) and Zoning By-law Amendment (**File D-14 HA/37/24/C**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 10639 Campbell Line, in Part of Lot 16, Concession 8, Lake Erie Survey, in the Community of Harwich (South 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, February 24th, 2025**
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 on the north side of the Campbell Line, between Harwich Road and Mull Road, in the Community of Harwich (Roll No. 3650 140 005 00600). The lands are approximately 19.7 ha (48.68 ac.) in area and currently contains a single detached dwelling, and five (5) outbuildings. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is proposing to create a new surplus dwelling lot, approximately 2.63 ha. (6.5 ac.) in area, containing the existing single detached home (10639 Campbell Line), all outbuildings, and associated pastureland. The retained farm parcel will be approximately 17.07 ha. (42.18 ac.) in area and will consist of vacant farmland

The Zoning By-law Amendment application is required to facilitate the proposed Consent application. It is specifically to:

- rezone the residential surplus dwelling lot to a site-specific Agricultural-1746 (A1-1746) zone that:
 - permits a surplus dwelling on a lot greater than 0.8 ha (1.98 ac.); and,
 - requires a development setback of 20 m (65 ft.) from the easterly lot line, which takes into consideration the municipal drain (McPhail Drain) and natural heritage feature (woodlot) on the adjacent lands.
- rezone the retained parcel to a site-specific Agricultural-1742 (A1-1742) zone to prohibit future dwellings and recognize the resulting lot area of the retained farm.

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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of February, 2025.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map

