

**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 ZO/01/25/M**) for Consent (**File B-01/25 & B-02/25**) and Zoning By-law Amendment (**File D-14 ZO/01/25/M**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 29395 Zone Road 1, in Part of Lot 4, Concession 2, in the Community of Zone (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, 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 a through lot with frontage on both Zone Road 1 and Zone Road 2, located between Fairfield Line and Base Line, in the Community of Zone (Roll No. 3650 310 001 05500). The lands are approximately 41.13 ha (101.63 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 sever and convey two (2) new agricultural parcels from the subject lands, and are described as follows:

1. Severed Parcel 1: a 19.9 ha (49.18 ac.) agricultural parcel consisting of vacant farmland.
2. Severed Parcel 2: a 0.99 ha (2.45 ac.) surplus dwelling lot comprised of the existing dwelling and five (5) outbuildings.

The retained lands, will be approximately 20.23 ha (50 ac.) in area and will consist of vacant farmland.

A zoning by-law amendment is required to rezone the surplus dwelling lot to a site-specific Agricultural-1173 (A1-1173) to recognize the area of the severed parcel being greater than 0.8 hectares, and rezone the severed agricultural parcel to recognize the resulting lot area being less than 20 hectares.

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/UCnCcQH9gITEm2qlumbLmZqEg>
- 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
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map

