

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 application for Consent (**Files B-19/23 & B-20/23**) and Zoning By-law Amendment (**File D-14 RA/02/25/S**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6144 Sixth Line West, in Part of Lot 5, Concession 7, in the Community of Raleigh (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 24, 2025**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located on the south side of Sixth Line West, between Merlin Road and Drake Road, in the Community of Raleigh (Roll Nos. 3650 110 003 17900 & 18000). The lands are approximately 42.7 ha (105.52 ac.) in area and contain a single detached dwelling and two (2) outbuildings. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is proposing the following two (2) severances involving the subject lands:

- 1) To re-establish two (2) agricultural parcels from the subject lands, along the dividing line of Lot 5 and Lot 6, Concession 7 (Raleigh). To achieve this, the application proposes to sever and convey a 21.8 ha (53.8 ac.) parcel consisting of the existing dwelling and outbuildings, and cultivated land.

The retained lands, shown as "Retained Agricultural Parcel" on the attached Key Map, will consist of a vacant 20.9 ha (51.72 ac.) agricultural parcel.

- 2) To sever and convey the existing dwelling (6144 Sixth Line West) and outbuildings on a new 1.1 ha (2.74 ac.) surplus dwelling lot.

The retained lands, shown as "Retained Surplus Dwelling Parcel" on the attached Key Map, will consist of a vacant 20.7 ha (51.06 ac.) agricultural parcel.

The Consent application is also to register a permanent easement over part of the proposed surplus dwelling lot. This easement will provide uninhibited access over an existing culvert entrance from Sixth Line West that will serve all of the resulting parcels. This is the only crossing over the Rice Drain, which is an open Municipal Drain that extends across the entire Sixth Line West frontage of the subject lands.

Any person may make written representation in support of or in opposition to the proposal.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed 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.

If You Wish to be notified of the adoption of the proposed zoning by-law amendment, or refusal of a request for zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

If a Specified 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, the person or public body is not entitled to appeal the decision.

If a Specified 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, 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/UCnCcH9gITEm2qlumbLmZqEg>
- 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
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Key Map

