

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

Take Notice that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 HA/05/25/W**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 10973 River Line, in Part of Lot 19, Concession 1, River Thames Survey, described as Part 2, Plan 24R-8862, in the Community of Harwich.

And Take Further Notice that an application under the above file number 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: **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 River Line, east of Mull Road, in the Community of Harwich (Roll No. 3650 140 003 14900). The lands are approximately 1.25 ha (3.1 ac.) in area and currently vacant. The lands are designated Estate Residential Area in the Chatham-Kent Official Plan and zoned Estate Residential-1115 (ER-1115) and Open Space-1114 (OS1-1114).

The current zoning over the subject property was implemented to protect the woodlot along the Thames River from development. Specifically, the OS1-1114 zone, which encompasses the area containing the woodlot and a 50 m (164 ft.) buffer from this feature, does not permit development. The Zoning By-law Amendment application is intended to provide flexibility in the development potential of this parcel while continuing to apply an appropriate development setback from the woodlot, which is 30 m (98.4 ft.).

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to amend the zoning over the subject lands to allow for allow for new residential development. The planned development will place the new dwelling within the area zoned ER-1115 zone, whereas the accessory structure (additional dwelling unit) will be located within the area zoned OS1-1114, where no development is permitted. The application is specifically to:

- Apply the OS1-1114 zone only over the portion of the subject lands containing the woodlot; and,
- Rezone the balance of the lands to the site-specific Estate Residential Zone (ER-1741) zone, which will permit a single detached dwelling as-of-right and apply a 30 m (98.4 ft.) development setback from any OS1 zone. The potential for development within the 30 m (98.4 ft.) development setback will be through the requirement of an Environmental Site Screening and/or Environmental Impact Statement that demonstrates no negative impacts to the natural heritage feature.

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.

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 decision of the Corporation of the Municipality of Chatham-Kent on the proposed 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. 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.

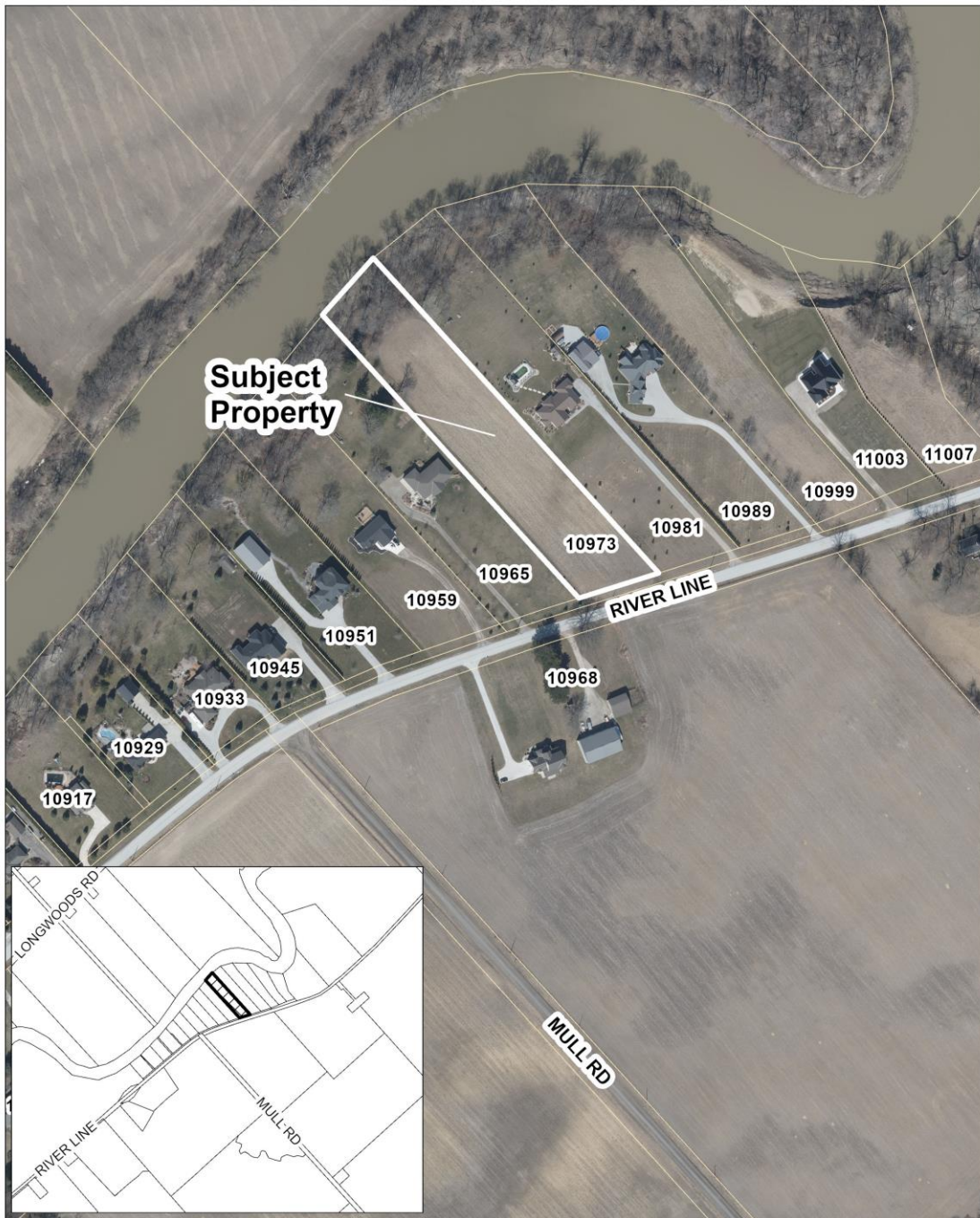
Watch the Live Stream:

- 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

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

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Municipality of Chatham-Kent
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Key Map



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