

**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 RA/03/25/E**) for Consent (**File B-07/25**) and Zoning By-law Amendment (**File D-14 RA/05/24/E**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 291 Water Crest Lane, in Part of Lot 23, Concession 1, Lake Erie Survey, 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, March 17, 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 bisected by Water Crest Lane, a private road, west of Highbanks Road, with frontage along Lake Erie shoreline (Roll No. 3650 110 012 12600). The lands are approximately 50,110 sq. m (539, 379 sq. ft.) in area and contain a single detached dwelling and one (1) outbuilding. A large portion of the subject lands contain a woodlot that is designated a Significant Woodland in the Chatham-Kent Official Plan (Official Plan). The lands are designed Recreational Residential Area in the Official Plan and zoned Recreational and Lakeside Residential-129 (RLR-129).

The application proposes to sever and convey a portion of the subject lands, approximately 34,833 sq. m (374,940 sq. ft.) in area, which primarily consists of the woodlot, as a lot addition to the abutting residential parcel at 378 Water Crest Lane. The retained parcel will be approximately 15,277 sq. m (164,440 sq. ft.) in area, and will contain the existing dwelling and outbuilding. Both the receiving lot (378 Water Crest Lane) and the retained lot (291 Water Crest Lane) will continue to utilize Water Crest Lane for access from Highbanks Road.

Zoning By-law Amendment

A zoning by-law amendment application is required to implement the lot addition. The application is specific to the subject lands and the receiving parcel, and is intended to achieve the following:

- Rezone the lands containing the Significant Woodland feature to the site-specific Open Space-1745 (OS1-1745) zone to allow only conservation types uses; and
- Rezone the balance of the lot addition lands, the receiving parcel, and the retained parcel, to a site-specific RLR zone, that recognizes Water Crest Lane as an improved public road for the purposes of the Zoning By-law.

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 25th day of February, 2025.

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

