

Notice of Planning Act Approval

Take Notice, that on **November 18, 2024**, Council of the Corporation of the Municipality of Chatham-Kent approved Zoning By-law Amendment (File D-14 RI/66/23/C) submitted by Clarke Developments Corporation Inc. and 1815513 Ontario Inc. for property located on Warwick Street and Cecil Street South, in the Community of Ridgetown, known as Roll No. 3650 240 003 91600.

Zoning By-law No. 147-2024 was passed by Council to facilitate a new residential subdivision over the lands. The application was specifically to:

- Rezone the proposed residential Lots to a new site-specific Residential Low Density Third (RL3-1732) zone that limits permitted uses to single detached dwellings and semi-detached dwelling units. This site-specific zone will include a regulation for minimum lot area being 320 sq. m and minimum lot frontage being 13.0 m.
- Rezone the Block intended for a neighbourhood park to Open Space (OS1).
- Rezone the Block intended for a stormwater management facility to Hazard Land (HL).

Reasons for Approval

The recommendation of Administration was to approve the application for the reasons outlined in the Planning Services Report, dated November 18, 2024. There were seven (7) submissions received from the public expressing opposition to this application. In summary, the submissions raised concerns related to lot sizes, infrastructure capacity concerns (water and sanitary servicing), stormwater management and drainage, construction traffic and dust, impact to the natural environment and scale of the development.

These concerns were taken into consideration by Council in their deliberation on the matter, and in the opinion of Council, the approval is consistent with the Provincial Policy Statement and conforms to the Chatham-Kent Official Plan.

When and How to File an Appeal

Your appeal, together with the reasons for the appeal and the \$1,100.00 fee as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is on its website at <https://olt.gov.on.ca/appeals-process/forms/> and must be filed with the Municipal Clerk at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8, no later than 4:30 p.m. on or before the last date of appeal, noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal.

Last Date of Appeal: December 10, 2024

Who Can File an Appeal

Only a specified person, a public body, or the Minister may appeal a by-law of the Municipality to the Ontario Land Tribunal.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law is passed, the specified person or public body made oral submissions at a public meeting or written submission to the Council of the Municipality of Chatham-Kent or, in the opinion of the Tribunal, there are reasonable grounds to add them as a party.

When the Decision is Final

The decision of the Municipality of Chatham-Kent is final if a Notice of Appeal is not received on or before the last date of appeal noted above.



Municipality of Chatham-Kent
Development Services
Planning Services
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Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
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Additional Information

Additional information about the application is available for public inspection during regular office hours at the Municipality of Chatham-Kent Planning Services office at the address, phone number and email address noted above.

Dated at the Municipality of Chatham-Kent this 20th day of November, 2024.