

Notice of Decision

Applications: Applications for Consent (File B-16/26) and Zoning By-law Amendment (File D-14 RO/07/26/R)

CityView #: PL202600036

Property: 1369 & 1451 Talbot Trail
Part of Lot 12, Concession 2
Community of Roney (West Kent)

Roll Numbers: 3650 010 001 86100 & 86300

It is hereby certified that the Council of the Municipality of Chatham-Kent at its meeting on April 27, 2026:

Approved

1. Consent application File B-16/26, concerning the property known as 1369 Talbot Trail, in Part of Lot 12, Concession 2, in the Community of Romney, to sever and convey 0.4 ha (1 ac.) of land, shown as Part 2 on the applicant's sketch, as a lot addition to 1451 Talbot Trail (PIN: 00847-0053), subject to the following conditions:
 - a) that the Chatham-Kent Zoning By-law be amended to:
 - i) rezone the lot addition lands to Rural Highway Commercial-325 (RHC-325) to match the receiving lot; and,
 - ii) rezone the retained parcel to a site-specific Agricultural-1777 (A1-1777) zone to recognize the resulting lot area being 19.48 ha (48.13 ac.);
 - b) that the lot addition lands to be severed, shown as Part 2 on the applicant's sketch, be conveyed to the owner of the abutting parcel (1451 Talbot Trail / PIN: 00847-0053) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent;
 - c) that a legible hard copy of the final reference plan be submitted to the Municipality; and,
 - d) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies). It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed for the issuance of the Certificate (stamping of deeds).

Council passed By-law No. 37-2026, to rezone the lot addition lands to match the current zoning of the receiving lot being RHC-325, and amend the Rural Highway Commercial (RHC) Special Zone Provision No. 325 to add the following additional permitted uses:

- a) Agricultural Industrial Establishment
- b) Agricultural Service Establishment
- c) Agricultural Supply Establishment
- d) Office
- e) Public Storage
- f) Warehouse

Reasons for Approval

The recommendation of Administration was to approve the application for the reasons outlined in the Planning Services Report, dated April 27, 2026. One (1) oral submission received by Council at the public meeting prior to their consideration of the application. The submission raised concerns that the proposal was inconsistent with the Provincial Planning Statement and Chatham-Kent Official Plan.

The submission received, was, on balance, taken into consideration by Council as part of its deliberations and final decision on the matter. In the opinion of Council, the approval is consistent with the Provincial Planning Statement and conforms to the Chatham-Kent Official Plan.

The last day for appeal of this Decision is **April 28, 2026**.

All conditions relating to the consent must be completed within two years of the date of this Notice of Decision.

Date of Notice of Decision: May 18, 2026

Notice of Right to Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect of this matter, setting out the objection to the decision and the reasons in support of the objection, must be filed with the Municipal Clerk of the Municipality of Chatham-Kent via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or 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. The appeal fee of \$400 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. For more information on appeal procedure and payment, please visit the OLT website at www.olt.gov.on.ca.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of application for consent to the Ontario Land Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Notice of Planning Act Approval

Take Notice, that on **April 27, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Consent Application (**Files B-16/26**) & Zoning By-law Amendment (**File D-14 RO/07/26/R**) submitted for property located at 1369 & 1451 Talbot Trail, Part of Lot 12, Concession 2, in the Community of Romney (Roll No. 3650 010 001 86100 & 86300).

At the meeting, Council approved Consent Application File B-16/26 to sever and convey 0.4 ha (1 ac.) of land from 1369 Talbot Trail as a lot addition to 1451 Talbot Trail.

Zoning By-law No. 37-2026 was passed by Council to rezone the lot addition lands to match the current zoning of the receiving lot being RHC-325, and amend the Rural Highway Commercial (RHC) Special Zone Provision No. 325 to add the following additional permitted uses:

- a) Agricultural Industrial Establishment
- b) Agricultural Service Establishment
- c) Agricultural Supply Establishment
- d) Office
- e) Public Storage
- f) Warehouse

Reasons for Approval

The recommendation of Administration was to approve the application for the reasons outlined in the Planning Services Report, dated April 27, 2026. One (1) oral submission received by Council at the public meeting prior to their consideration of the application. The submission raised concerns that the proposal was inconsistent with the Provincial Planning Statement and Chatham-Kent Official Plan.

The submission received, was, on balance, taken into consideration by Council as part of its deliberations and final decision on the matter. In the opinion of Council, the approval is consistent with the Provincial Planning Statement and conforms to the Chatham-Kent Official Plan.

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment can be made by filing a notice of appeal with the Municipal Clerk via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or 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, as 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. The appeal fee of \$1,100 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Last Date of Appeal: May 18, 2026

Who Can File an Appeal

Only the applicant, the Minister, a specified person or any public body may appeal a by-law of the Municipality to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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,



Municipality of Chatham-Kent
Development Services
Planning Services
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in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body 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.

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 28th Day of April, 2026.