

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 (**File B-16/26**) and Zoning By-law Amendment (**File D-14 RO/07/26/R**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 1369 & 1451 Talbot Trail, in Part of Lot 12, Concession 2, in the Community of Romney (West 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, April 27, 2026**
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 consists of two parcels located at the westerly corner of Talbot Trail and Zion Road, in the Community of Romney, being:

- 1369 Talbot Trail (Roll No. 3650 010 001 86100): The lands are approximately 19.88 ha (49.13 ac.) in area and are comprised of vacant farmland. The parcel is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).
- 1451 Talbot Trail (Roll No. 3650 010 001 86300): The lands are approximately 0.18 ha (0.44 ac.) in area contain a rural commercial building. The parcel is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Rural Highway Commercial-325 (RHC-325). The RHC-325 zone limits permitted uses to an automobile repair shop.

The application proposes to sever and convey 0.4 ha (1.0 ac.) from 1369 Talbot Trail as a lot addition to the abutting parcel at 1451 Talbot Trail. The lot addition lands consist of vacant farmland. The retained parcel will be approximately 19.48 ha (48.13 ac.) in area and will continue to be farmed.

Zoning By-law Amendment

The Zoning By-law Amendment application is required to facilitate the proposed lot addition. This application is to:

- Rezone the lot addition lands to Rural Highway Commercial-325 (RHC-325) to ensure consistency in zoning across the lot addition lands and receiving parcel.
- Rezone the retained parcel to Agricultural-1777 (A1-1777) to recognize the resulting lot area following the lot addition.

The Zoning By-law Amendment application proposes to expand the permitted uses for RHC-325 zone by including:

- Agricultural Industrial Establishment.
- Agricultural Service Establishment.
- Agricultural Supply Establishment.
- Office.
- Public Storage.
- Warehouse.

The application is also to establish a Landscape Open Space Minimum of 10% for the RHC-325 zone. For clarity, the RHC-325 zone will only apply to the parcel at 1451 Talbot Trail and the lot addition 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 consent 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.

If You Wish to be notified of the adoption of the zoning by-law amendment, or refusal of the consent application, 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 or consent is granted, 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 or consent granted, 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of April, 2026.

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Key Map

