

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 (**Files B-21/25 & B-22/25**) and Zoning By-law Amendment (**File D-14 HO/18/25/A**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 12567 Block Line, in Part of Lots 8 & 9, Concession 2, Eastern Boundary, in the Community of Howard (East 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 28, 2025**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject lands are comprised of abutting agricultural parcels, located on the north side of Block Line, between Scane Road and Victoria Road, in the Community of Howard (Roll Nos. 3650 210 001 23100 & 23200). The parcels are described as follows:

- 12567 Block Line (PIN: 00719-0069) – approximately 36.1 ha (89.15 ac.) in area, containing a single detached dwelling and two (2) outbuildings; and,
- Block Line (no address) (PIN: 00719-0068) – approximately 44.7 ha (110.4 ac.) in area containing one (1) outbuilding and a grain bin.

Both parcels are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is proposing the following two (2) severances involving the subject lands:

- 1) To sever and convey a portion of land, approximately 5.5 ha (13.64 ac.) in area, shown as “Lot Addition Lands” on the attached Key Map, from PIN: 00719-0068 to 12567 Block Line (PIN: 00719-0069). The retained lands, shown as “Retained Parcel” on the attached Key Map, will be approximately 39.2 ha (96.87 ac.) in area and contain one (1) outbuilding and the grain bin.
- 2) To sever and convey the existing dwelling (12567 Block Line) and two (2) outbuildings on a new 0.91 ha (2.26 ac.) surplus dwelling lot. The retained lands, shown as “Receiving Lot and Lot Addition Lands” on the attached Key Map, will be approximately 41.6 ha (102.8 ac.) in area.

Zoning By-law Amendment

To implement the proposed Consent, a Zoning By-law Amendment is required to rezone the severed surplus dwelling lot to recognize it being greater than 0.8 ha (1.98 ac.) in area; and to rezone the retained parcel as a result of the surplus dwelling severance to prohibit future dwellings.

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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of April, 2025.

Municipal Clerk's Office
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Key Map

