

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 HA/06/25/P**) for Consent (**File B-11/25**) and Zoning By-law Amendment (**File D-14 HA/12/25/P**) under Sections 53 and 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, concerning property located at 10516 River Line, in Part of Lot 15, Concession 1 River Thames Survey, in the Community of Harwich (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, 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 property is located on the southeast side of River Line, between Bedford Road and Mull Road, in the Community of Harwich (Roll No. 3650 140 003 05500). The lands are approximately 15.46 ha (38.21 ac.) in area and contain a single detached dwelling. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application is proposing to create a new surplus dwelling lot, approximately 1.55 ha (3.84 ac.) in area, containing the existing single detached home (10516 River Line). The retained farm parcel will be approximately 13.91 ha (34.37 ac.) in area and will consist of vacant farmland and will continue to be farmed in such a manner that it is today.

Zoning By-law Amendment

To implement the proposed severance, a zoning by-law amendment is required to:

- rezone the surplus dwelling lot to a site-specific Agricultural-1173 (A1-1173) zone to permit a surplus dwelling in an Agricultural (A1) zone on a lot size greater than 0.8 ha (1.98 ac.); and,
- rezone the retained parcel to a site-specific Agricultural-1749 (A1-1749) zone to prohibit future dwellings and recognize the resulting lot area of the retained farm parcel.

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 zoning by-law amendment or consent application. 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 proposed zoning by-law amendment or proposed consent, 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/UCnCcH9glTEm2qlumbLmZqEg>
- 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

