

**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 DO/38/25/D**) for Consent (**File B-38/25**) and Zoning By-law Amendment (**File D-14 DO/32/25/D**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 6092 Rivard Line, in Part of Lot 4, Concession 7, in the Community of Dover (North 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, August 11, 2025**  
Time: **6:00 p.m.**  
Location: **Chatham-Kent Civic Centre, Council Chambers**  
Address: **315 King Street West, Chatham ON**

**Purpose and Effect:** The subject property is located on the south side of Rivard Line, between Town Line Road and Jacob Road, in the Community of Dover (Roll No. 3650 480 005 09800). The lands are approximately 40.4 ha (100 ac.) in area and contain several buildings utilized for a crop processing and storage facility. The balance of the lands consist of cultivated farmland. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The proposal is to sever and convey a new agricultural parcel, approximately 1.93 ha (4.77 ac.) in area, containing all existing buildings and associated gravel yard, as shown on the attached key map. The severed parcel is intended to continue to function as the applicant's main office and crop processing/storage buildings for their agricultural operations, which also extend beyond the subject property. The retained parcel is approximately 38.47 ha (95.23 ac.) in area and is comprised of vacant farmland.

**Zoning By-law Amendment**

The Zoning By-law permits crop storage, processing and distribution on the lands today, when it is ancillary to an agricultural use (on a farm). These activities are not permitted as-of-right on a lot which is not a farm. Therefore, the recommendation is to rezone the severed parcel to a site-specific Agricultural-1759 (A1-1759) zone which adds Agricultural Processing Establishment as an additional permitted use. The Chatham-Kent Zoning By-law defines this use as:

“AGRICULTURAL PROCESSING ESTABLISHMENT” means the use of land and/or buildings or structures for the processing of products derived from agricultural uses. These shall include, but are not limited to, such products as seed grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, and excludes an abattoir and a commercial grain elevator and drying establishment.

This use captures the operations currently conducted at the subject site. Additionally, it is required that the resulting lot area of the severed parcel, being 1.93 ha (4.77 ac.) be recognized under the site-specific zoning.

**Any Person** may attend the public meeting and/or make written representation in support of or in opposition to the proposed consent and/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 at 519.360.1998.

**If You Wish** to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed consent and/or zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

**If a 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 provisional consent is granted or refused, the person or public body is not entitled to appeal the decision.

**If a 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 provisional consent is granted or refused, 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 18th day of July, 2025.

Municipal Clerk’s Office  
Municipality of Chatham-Kent  
315 King Street West, PO Box 640  
Chatham ON N7M 5K8  
Phone: 519.360.1998  
Fax: 519.436.3237  
Email: CKclerk@chatham-kent.ca

**Key Map**

