

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 CH/39/25/S**) for Consent (**Files B-71/25 and B-80/25**) and Zoning By-law Amendment (**File D-14 CH/39/25/S**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 9602 Longwoods Road, Part of Lot 8, Concession 1, Community of Chatham Township (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, December 15, 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 a 1.6 ha (4.0 ac.) parcel located on the south side of Longwoods Road, east of Communication Road, in the Community of Chatham Township (Roll No. 3650 410 001 08700). The property contains a single detached dwelling (9602 Longwoods Road), a detached additional dwelling unit with separate septic system, two (2) sheds, and a garage. The lands are designated Suburban Residential Area and Agricultural Area in the Chatham-Kent Official Plan, and zoned Rural Residential (RR), Agricultural-1410-Temporary (A1-1410-T), and Open Space-206 (OS1-206).

The application proposes to sever a 0.69 ha (1.7 ac.) residential lot from the subject lands. The severed lot is to contain the existing residential dwelling (9602 Longwoods Road), the additional dwelling unit, and two (2) sheds. The lot is within the Suburban Residential Area designation of the subject lands. The retained parcel will consist of the garage, a gravel area, and a laneway giving access from Longwoods Road. This lot is within the Agricultural Area designation of the subject lands. A permanent easement also forms part of this application allowing both parcels to utilize the existing access from Longwoods Road.

Zoning By-law Amendment

To facilitate the proposed severance, the zoning by-law amendment is required to achieve the following:

- the severed residential lot be zoned Rural Residential (RR), which captures its primary use.
- the retained parcel to be zoned a site-specific Agricultural (A1) zone that deals with deficiencies in lot area and lot frontage for an A1 property. It is also to apply a holding provision which is a Planning Act tool that will restrict further development until such time as an archaeological study is completed.

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 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.

If You Wish to be notified of the adoption of the proposed zoning by-law amendment, or refusal of a request for 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 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 provisional 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 provisional consent is 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 25th day of November, 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

