

Notice of Complete Application and Public Meeting to Consider an Application for Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 RA/42/25/C**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at the eastern limit of Blake Street, including Lots 23 & 24 and Part of Lot 25, Registrar's Compiled Plan 774, in the Community of Raleigh (Merlin).

And Take Further Notice that an application under the above file number 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: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect The subject property consists of 8.04 ha (19.87 ac.) of land located at the eastern limit of Blake Street, in the Community of Raleigh (Merlin) (Roll Nos. 3650 110 006 25300, 26800 & 27000). The land currently consists of cultivated farmland and contains one (1) outbuilding, two (2) grain bins, and a solar panel. The dwelling at 161 Aberdeen Street forms part of the subject lands but is not being considered in this application. Provisional Consent was recently granted to Sever this dwelling on to a new lot. The subject lands are designated Secondary Urban Centre in the Chatham-Kent Official Plan, and the lands being considered under this application are zoned Residential Low Density First (RL1), Deferred Development (D), General Industrial (M1), and Holding-General Industrial-826 (H-M1-826).

The industrial zones cover the most southerly limits of the subject lands and reflect a previous use being that of a former railway corridor (Lake Erie and Detroit River Railway). This corridor was active until the 1990s when rail assets were removed and the lands sold. This portion of the subject lands were then converted to cultivated farmland, a use that continues to present time.

The subject lands are bound by low-density residential development to the west and to the north, and agricultural land to the south and east. An open Municipal Drain (Merlin Cut-off Drain) is located along the southern limit of the subject lands

A new low-density residential subdivision is being proposed over the subject lands. Attached is a Concept Plan demonstrating how the lands may be developed. The Concept Plan delineates the location of residential lots, the stormwater management facility, and the local road system to serve the subdivision. Access to the subdivision will be from an extension of Blake Street and a connection to Aberdeen Street.

Zoning By-law Amendment

To facilitate low-density residential development over the subject lands, the proposal is to rezone all of the lands to Holding-Residential Low Density Second-1766 (RL2-1766). The Holding "H" Symbol being applied to this zoning will limit development across the lands to uses existing at the time of the application. A subsequent application to remove the holding provision may be pursued once full servicing has been provided for by way of an agreement with the Municipality.

Upon removal of the holding symbol, the provisions for the Residential Low Density Second (RL2) Zone will apply, and the following dwelling types will be permitted as-of-right:

- Single Detached Dwelling
- Semi-Detached Dwelling
- Semi-Detached Dwelling Unit
- Duplex Dwelling
- Group Home

Future Draft Plan of Subdivision Application

The Draft Plan of Subdivision application process can be initiated if zoning permits residential uses across the subject property. Under this separate application process, a final development plan will be considered along with a servicing strategy, road network, and lot layout. All plans will be in accordance with Chatham-Kent Official Plan, Zoning By-law, and Development Standards. It should be noted, the Conceptual Plan demonstrates that a pre-application consultation process for the Draft Plan of Subdivision application has been initiated. Revisions to this plan will occur prior to final approval.

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.

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. 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 decision of the Corporation of the Municipality of Chatham-Kent on the proposed 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, 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, 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. 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.

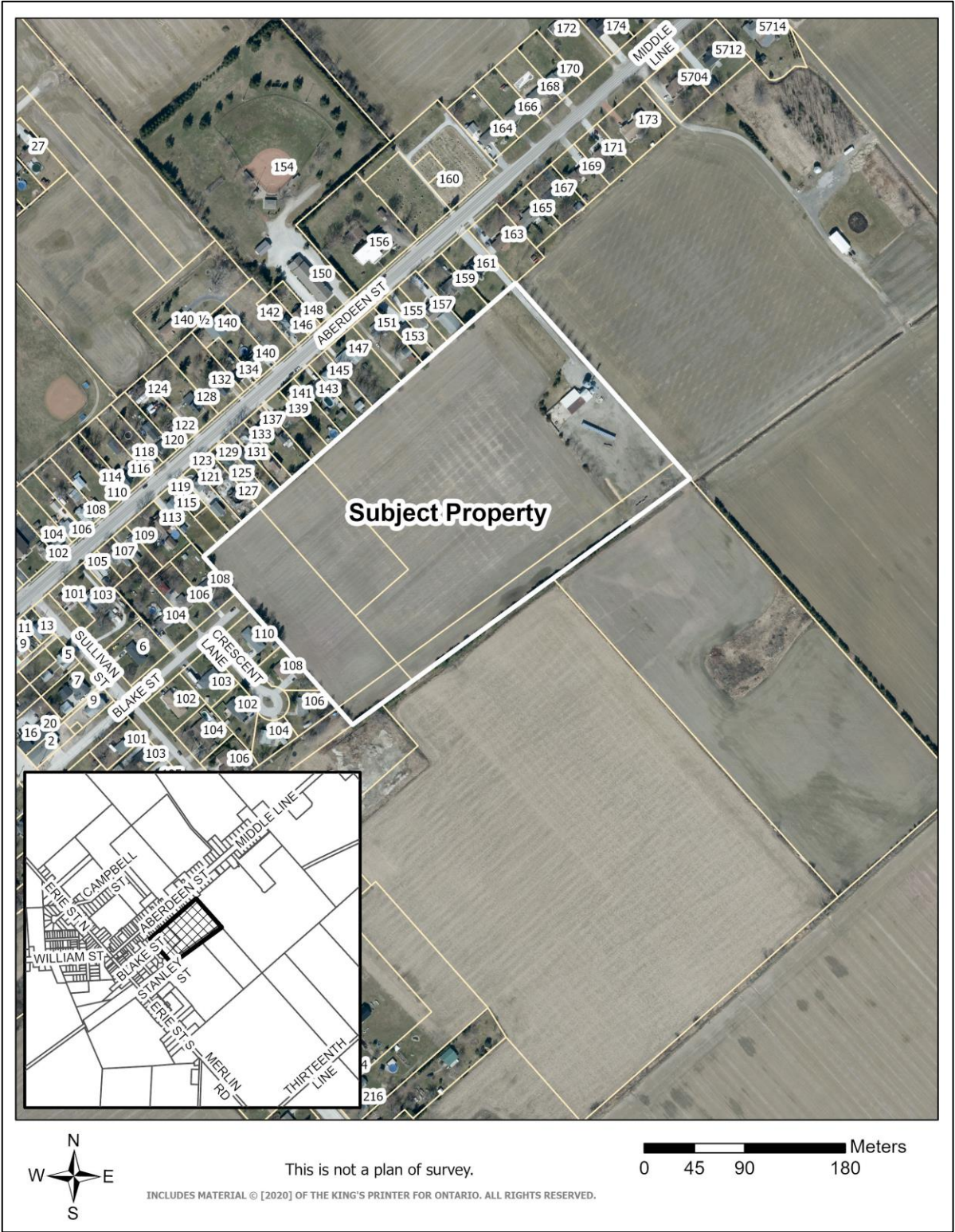
Watch the Live Stream:

- 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/UCnCcH9gITEm2qlumbLmZqEg>
- 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
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Chatham ON N7M 5K8
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Fax: 519.436.3237
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Key Map



Concept Plan

