

Notice of Decision

Applications: Applications for Consent (File B-55/25) and Zoning By-law Amendment (File D-14 BL/55/25/O)

CityView #: PL202500128

Property: 340 Industrial Avenue & 182 Chatham Street North
Part of Park Lots 3 & 4, Registered Plan 103
Community of Blenheim (South Kent)

Roll Numbers: 3650 160 002 50004

It is hereby certified that the Council of the Municipality of Chatham-Kent at its meeting on February 23, 2026:

Approved

1. Consent application File B-55/25 to sever and convey a new 2,550 sq. m (27,448 sq. ft.) parcel, shown as Parts 1, 2, 3, 4 & 5 on the applicant's sketch, in Part of Park Lots 3 & 4, Registered Plan 103, in the Community of Blenheim, together with a permanent easement over Part 2, in favour of the retained parcel, for access to and maintenance of an existing sanitary sewer service connection, be approved, subject to the following conditions:
 - a) that a legible hard copy of the final reference plan be submitted to the Municipality; and,
 - b) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies). It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed for the issuance of the Certificate (stamping of deeds).
2. Zoning By-law Amendment application File D-14 BL/55/25/O, and the implementing by-law adopted.

Council passed By-law No. 14-2026, which noted:

The reasons for the Decision are incorporated in the Planning Services report dated February 23, 2026 which was adopted by Council. There were no written or oral submissions received with respect to the application prior to the decision of Council.

The last day for appeal of this Decision is **March 16, 2026**.

All conditions relating to the consent must be completed within two years of the date of this Notice of Decision.

Date of Notice of Decision: February 24th, 2026

Notice of Right to Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect of this matter, setting out the objection to the decision and the reasons in support of the objection, must be filed with the Municipal Clerk of the Municipality of Chatham-Kent via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8), no later than 4:30 p.m. on or before the last date of appeal, noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. The appeal fee of \$400 can be paid online through OLT's e-file service or by certified cheque/money order

to the Minister of Finance, Province of Ontario. For more information on appeal procedure and payment, please visit the OLT website at www.olt.gov.on.ca.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of application for consent to the Ontario Land Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Notice of Planning Act Approval

Take Notice, that on **February 23, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Consent Application (**Files B-55/25**) & Zoning By-law Amendment (**File D-14 BL/55/25/O**) submitted for property located at 340 Industrial Avenue & 182 Chatham Street North, in the Community of Blenheim (South Kent)

At the meeting, Council approved Consent Applications File B-55/25 to sever and convey a new 2,550 sq. m (27,448 sq. ft.) parcel, together with a permanent easement for access to and maintenance of an existing sanitary sewer service connection.

Zoning By-law No. 14-2026 was passed by Council to rezone the severed parcel to a site-specific Urban Commercial (Highway Commercial First Density)-1774 (UC)(HC1)-1774) Zone, to::

- Permit all uses within the UC(HC1) Zone, with the exception of a Mixed Use Commercial/Residential Building and Child Care Centre.
- Implement a 3 m (10 ft.) development setback from the rear lot line for any future building.

Reasons for Approval

The reasons for the Decision are incorporated in the Planning Services report dated February 23, 2026 which was adopted by Council. There were no written or oral submissions received with respect to the application prior to the decision of Council.

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment can be made by filing a notice of appeal with the Municipal Clerk via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8), no later than 4:30 p.m. on or before the last date of appeal, as noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. The appeal fee of \$1,100 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Last Date of Appeal: March 16, 2026

Who Can File an Appeal

Only the applicant, the Minister, a specified person or any public body may appeal a by-law of the Municipality to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law is passed, the specified person or public body made oral submissions at a public meeting or written submission to the Council of the Municipality of Chatham-Kent or, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

When the Decision is Final

The decision of the Municipality of Chatham-Kent is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Additional Information



Municipality of Chatham-Kent
Development Services
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
CKplanning@chatham-kent.ca

Additional information about the application is available for public inspection during regular office hours at the Municipality of Chatham-Kent Planning Services office at the address, phone number and email address noted above.

Dated at the Municipality of Chatham-Kent this 24th Day of February, 2026.