

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 HA/50/25/G**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 21960 Mull Road, in Part of Lot 18, Concession 13, Lake Erie Survey, in the Community of Harwich (South Kent).

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 and place shown below:

Date: **Monday, February 23rd, 2026**
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 at the southwest corner of the Mull Road and Boundary Line intersection, in the Community of Harwich (Roll No. 3650 140 005 82500). The property is approximately 40.73 ha (100.65 ac.) in area and consists of cultivated farm land and a former gravel pit area that is now a large pond. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1) and Agricultural-1521 (A1-1521).

The purpose of the application is to realign the zoning over the subject lands to more accurately reflect existing uses, and to recognize potential future uses that are appropriate for the non-agricultural portion of these lands. The zoning by-law amendment application is specifically to achieve the following:

1. To rezone the former gravel pit area, which currently consists of a large pond, and a portion of adjacent lands, to a site-specific Open Space-1773 (OS1-1773) Zone, which will limit permitted uses to the following:
 - Conservation and Recreational Use;
 - Existing Agricultural Use;
 - One (1) Residential Dwelling; and,
 - Buildings and Uses accessory to the permitted uses.
2. To rezone the balance of the lands, which currently consists of cultivated farm land, to a site-specific Agricultural-1772 (A1-1772) Zone. This site-specific zone is only to recognize the area of the property subject to this zoning, being 16.7 ha (41.27 ac.). All other uses under the standard Agricultural (A1) zone will continue to be permitted.

The key map on the reverse delineates the current A1 and A1-1521 zones across the subject lands.

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 at 519.360.1998.

If You Wish to be notified of the adoption of the proposed zoning by-law amendment, or refusal of a request for 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 a public meeting or make written submissions to the Corporation of the Municipality of Chatham-Kent before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Municipal Clerk of the Corporation of the Municipality of Chatham-

Kent before the proposed zoning by-law amendment 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, 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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of February, 2026.

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

