

Notice of Decision

Applications: Combined Application (File D-28 OR/21/26/A) for Consent (Files B-43/26 & B-49/26) and Zoning By-law Amendment (File D-14 OR/19/26/A)

CityView #: PL202600103

Property: 15072 Scott Line
Part of Lot 11, Concession 4
Community of Orford (West Kent)

Roll Number: 3650 410 002 41800

It is hereby certified that the Council of the Municipality of Chatham-Kent at its meeting on July 13, 2026:

Approved

1. Consent application File B-43/26, to sever a surplus dwelling (15072 Scott Line) on a new 0.95 ha (2.35 ac.) lot, shown as Part 2 on the applicant's sketch, in Part of Lot 11, Concession 4, in the Community of Orford, together with a permanent easement over the severed parcel in favour of the retained parcel for access to and over cultivated farm land, and to permit a partial discharge of the existing mortgage, subject to the following conditions:
 - a) that the Chatham-Kent Zoning By-law be amended to:
 - i) rezone the residential surplus dwelling lot to a site-specific Agricultural -1173 (A1-1173) zone that permits a surplus dwelling on a lot greater than 0.8 ha (1.98 ac.); and,
 - ii) rezone the retained parcel to a site-specific Agricultural-1790 (A1-1790) zone to set a minimum lot area of 18.98 ha (46.91 ac), and to prohibit future dwellings;
 - b) that the applicant demonstrate the septic system on the severed parcel is functioning in accordance with Municipal Protocol;
 - c) that the applicant pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;
 - d) that a legible hard copy of the final reference plan be submitted to the Municipality; and,
 - e) 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. Consent application File B-49/26, to establish a permanent easement, shown as Part 4 on the applicant's sketch, in favour of the severed parcel, shown as Part 2 on the applicant's sketch, to allow for the continued access and maintenance of an existing water well and service line, in Part of Lot 11, Concession 4, in the Community of Orford, 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).

3. Zoning By-law Amendment application File D-14 OR/19/26/A, and the implementing by-law was adopted.

Council passed By-law No. 71-2026, which noted:

The reasons for the Decision are incorporated in the Planning Services report dated July 13, 2026 which was adopted by Council. There were no written or oral comments received from the public on this application. The last day for appeal of this Decision is **August 3, 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: July 14th, 2026

When and How to File an 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.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

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

Notice of Planning Act Approval

Take Notice, that on **July 13, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Consent Application (Files B-43/26 & B-49/26) & Zoning By-law Amendment (File D-14 OR/19/26/A) submitted for property located at 15072 Scott Line, in Part of Lot 11, Concession 4, in the Community of Orford (West Kent).

At the meeting, Council approved Consent Application Files B-43/26 & B-49/26 to sever a surplus dwelling, being approximately 0.95 ha (2.35 ac.) in area, known municipally as 15072 Scott Line, and to establish the following permanent easements:

- over a portion of the severed parcel, in favour of the retained parcel, for continued access to and over cultivated farmland; and,
- over a portion of the retained parcel, in favour of the severed parcel, for continued access and maintenance to an existing water well and service line.

Zoning By-law No. 71-2026 was passed by Council to rezone the severed lands from Agricultural (A1) to Agricultural-1173 (A1-1173) to permit a surplus dwelling on a parcel greater than 0.8 ha (1.97 ac.) in area, and to rezone the retained lands from Agricultural (A1) to Agricultural-1790 (A1-1790) to set a minimum lot area of 18.98 ha (46.91 ac.), and to prohibit future dwellings.

Reasons for Approval

The reasons for the Decision are incorporated in the Planning Services report dated July 13, 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

Your appeal, together with the reasons for the appeal and the \$1,100.00 fee as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is on its website at <https://olt.gov.on.ca/appeals-process/forms/> and must be filed with the Municipal Clerk 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.

Last Date of Appeal: August 3, 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 14th Day of July, 2026.