

Notice of Planning Act Approvals

Take Notice, that on **July 13, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Official Plan Amendment and Zoning By-law Amendment concerning the entire Municipality of Chatham-Kent.

Official By-law Amendment No. 90 was adopted by **By-law No. 74-2026**, which includes specific amendments to the Municipal Official Plan to align local policy with the 2051 planning horizon and documented land needs. The amendment:

1. Updated the planning horizons and growth projections in the Official Plan.
2. Identifies Southwest Chatham Secondary Plan Area in the Official Plan as a policy area to direct future growth and comprehensive planning.
3. Updated policies in the Official Plan as they relate to growth management planning and third-party boundary expansion applications.
4. Updated applicable intensification policies as a key component of overall growth management and minimizing impact on agricultural systems.
5. Implements Settlement Area Boundary Expansion for Tilbury.
6. Implements Settlement Area Boundary Reallocation for Wallaceburg.
7. Implements Settlement Area Boundary Expansion for Chatham.
8. Introduced phasing policies for Chatham.
9. Adds policy for the Dresden settlement area to complete a Flood Risk Study and servicing feasibility and phasing analysis.

Zoning By-law No. 75-2026 was passed by Council to amend the Chatham-Kent Zoning By-law 216-2009, as amended, to implement new land use regulations for the lands proposed to be included in the Settlement Area Boundary in Chatham, Tilbury, and Wallaceburg. The by-law amends the Zone of affected lands to Deferred Development ("D"). The Deferred Development Zone permits Buildings and Uses lawfully existing on the date of passing of the By-law, Agricultural Uses and Buildings (with exceptions), and prohibits new dwellings as-of-right.

Council also passed the following resolutions:

1. That the Southwest Chatham Servicing Study Report be accepted and incorporated into the Water and Wastewater Master Plan.
2. That a comprehensive planning and infrastructure study be prepared in consideration of development of lands southeast of the Chatham urban boundary generally between the current urban boundary and Communication Road (Areas 6 & 7) with funding identified in the 2028-2031 Multi-Year Budget Process. That the information from public engagement be included in the report to Council.

For information about these matters, contact Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca, Attn: Ryan Jacques, Director. Complete project information is located online at www.letstalkchatham-kent.ca/growth-plan. Mail should be directed to Municipality of Chatham-Kent Planning Services, 315 King Street West, Box 640, Chatham ON N7M 5K8.

Reasons for Approval

The recommendations of Administration was to approve the Official Plan Amendment and Zoning By-law Amendment, as described above, for the reasons outlined in the report titled, Growth and Development Options for Settlement Area Boundary Expansion, dated June 2026, (the Report) which was adopted by Council. There were four (4) members of the public who provided both written and oral submissions at the public meeting. One (1) additional written submission was received. A summary of submissions made include:

1. Comments expressed support for the Growth Servicing Study and Official Plan Amendment No. 90, citing the need to proactively plan infrastructure to accommodate future residential, commercial, and employment growth.
2. Support was provided for planned water, wastewater, and stormwater servicing upgrades, which were viewed as necessary to facilitate development and provide certainty for investment.

3. Comments supported prioritizing growth and infrastructure investment in the Highway 401/Bloomfield Road corridor to attract employment, business, and economic development opportunities.
4. Commenters disagreed with the studies' conclusions regarding servicing constraints, stating that lands southeast of Chatham can be serviced and that existing or planned infrastructure can accommodate development.
5. Concerns were raised that the evaluation process did not fully consider certain lands southeast of Chatham, including historical planning approvals, or previous commitments related to future development.
6. Requests were made to amend, reconsider, or defer the proposed Official Plan Amendment to allow further review of the lands southeast of Chatham (Areas 6 & 7 as described in the Report) for inclusion in the settlement area boundary.

The effect of the submissions regarding lands southeast of the Chatham settlement area included the passing of a resolution to undertake a comprehensive planning and infrastructure study in consideration of development of lands southeast of the Chatham urban boundary generally between the current urban boundary and Communication Road. This study will include the lands identified in the Report as Areas 6 & 7. No changes were made to the by-laws. All submissions received, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter

Who Can File an Appeal

Only the Minister, a specified person or any public body, and the registered owner of land to which the plan applies 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.

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or by-laws were passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Official Plan Amendment or 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. The notice of appeal must set out the reasons for the appeal, and the specific part of the proposed official plan or plan amendment to which the appeal applies. 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 must accompany the appeal and 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: August 12, 2026

Dated at the Municipality of Chatham-Kent this 23rd day of July, 2026