

Notice of Public Meeting to Consider Chatham-Kent Official Plan Growth Management Amendment and Zoning By-law Amendment

Take Notice that the Council of the Municipality of Chatham-Kent will consider amendments to the Chatham-Kent Official Plan and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the entire Municipality of Chatham-Kent.

And Take Further Notice that the proposed amendments will be considered on the date, and at the time and place below:

Date: **Monday, July 13, 2026**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Growth Management Study

The Municipality of Chatham-Kent is updating its Official Plan to guide development and infrastructure investment over the next 25 years. Building on the findings of the 2023 Municipal Comprehensive Review (MCR) – which projects our population to reach approximately 122,200 by 2051 (resulting in more than 8,200 new households) – this Official Plan Amendment (OPA) will help ensure our Municipality can efficiently accommodate both residential and employment growth. Most of the growth is forecast to occur in Chatham by 2041.

To fulfil the land needs identified in the MCR, in accordance with the Provincial Planning Statement, this project examined the need and planning justification for Settlement Area Boundary Expansions in Chatham, Tilbury, Dresden, and Blenheim, while also addressing mismatches in the location of urban land supply versus demand in Wallaceburg. An important focus of the study is ensuring Chatham-Kent remains competitive in the Highway 401 Business Corridor by strengthening its supply of strategically located employment areas.

Phase 1 of the Growth Management Study involved identifying growth and development options. Phase 2 involved additional study including an addendum to the MCR completed by Watson & Associates for commercial and employment area land need, and completion of a servicing study to inform the identification of Preliminary Preferred Growth Options. An Agricultural Impact Assessment (AIA) was then completed on the Preliminary Preferred Growth Options.

Official Plan Amendment

Strategic policy direction is required to implement the recommendations of the Growth and Development Options analysis. This includes specific amendments to the Municipal Official Plan to align local policy with the 2051 planning horizon and documented land needs. The proposed Official Plan Amendment will:

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

Zoning By-law Amendment

A Zoning By-law Amendment is required implement new land use regulations for the lands proposed to be included in the Settlement Area Boundary in Chatham, Tilbury, and Wallaceburg. It is proposed to amend 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.

This Zone is an appropriate transitional Zone from Agricultural (“A1”) to appropriate urban Zone Classifications for the interim period until more detailed planning is undertaken, as recommended.

Information and Providing Comment

Descriptions and/or maps of the lands affected by the proposed Official Plan Amendment and Zoning By-law Amendment are found at the project webpage www.letstalkchatham-kent.ca/growth-plan, or by contacting Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca.

For more information about these matters, including information about appeal rights, 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.

Dated at the Municipality of Chatham-Kent this 17th day of June, 2026.