

## **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/25/25/D**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 8849 Doyle Line, Part of Lot 3, Concession 4, in the Community of Harwich.

**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 shown below:

Date: **Monday, July 14, 2025**  
Time: **6:00 p.m.**  
Location: **Chatham-Kent Civic Centre, Council Chambers**  
Address: **315 King Street West, Chatham ON**

**Purpose and Effect** The subject property is located on the north side of Doyle Line, between Charing Cross Road and Creek Road, in the Community of Harwich (Roll No. 3650 140 001 67500). The lands are approximately 17.6 ha (43.3 ac.) in area and contain a single detached dwelling, two (2) outbuildings, and a facility that accepts and processes liquid soils from hydro-excavation operations. The balance of the lands consists of vacant cultivated farmland. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The portion of the subject property currently utilized for receiving and processing liquid soils has historically contained a non-agricultural use. Dating back to the 1950's, this area, which is shown as "Lands proposed to be rezoned" on the attached Key Map, was used to store construction materials such as sand, cement, stone and inert fill. A precast concrete plant also existed at this location within this period.

In 2015, the site began receiving and processing liquid soils to support hydro-excavation operations locally. Hydro-excavation is the process of using high-pressure water to break up soil and other materials, then removing the resulting slurry using a vacuum. This takes place off-site and then the slurry materials (also known as liquid soils) are transferred to the subject property, where it is dewatered through evaporation and passive gravity separation. The result is dried material that is then used as backfill or restoring land gradients for construction projects. The property only accepts liquid soils from pre-approved and low risk source sites. Contaminated soils are not accepted at this site.

### *Environmental Compliance Approval (ECA)*

A new Environmental Compliance Approval (ECA) application with the Ministry of Environment, Conservation, and Parks (MECP) is currently being pursued for the subject property. This application is to bring the existing liquid soil processing operations into compliance with the new excess soil regulatory framework of the Province (O. Reg. 406/19 – On-site and Excess Soil Management). A pre-requisite for the ECA application is for the liquid soils operation to be in full compliance with all municipal legislation/regulations.

### *Zoning By-law Amendment*

The zoning by-law amendment application is to support the ECA application process by rezoning the portion of the subject property currently utilized for the liquid soil processing operation to a site-specific Rural Industrial-1756 (MR-1756) zone that will limit permitted uses to the following:

**Liquid Soil Processing Facility** – means a facility that processes the liquid soil that comes from hydro-excavation and goes through a process of dewatering environmentally suitable liquid soil for the purpose of reusing the material as an aggregate material or rehabilitated soil.

**Contractor's Yard** - means land or buildings used for offices, shop, assembly work or the storage of building and construction materials and equipment, but excludes the outdoor storage of salt, sand or gravel.

This zoning approach will recognize the non-agricultural uses that have operated from the site. It will also recognize the existing dwelling that is located within this area. The retained parcel will remain in the Agricultural (A1) zone.

**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.

**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.

**If You Wish** to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

**If a Specified 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 the public meeting or make a written submission to the Corporation of the Municipality of Chatham-Kent before the by-law is passed, the person or public body is not entitled to appeal the decision.

**If a Specified Person or Public Body** does not make oral submissions at the public meeting or make a written submission to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent, before the by-law 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. 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 24th day of June, 2025.

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Key Map

