

**Notice of Decision**

**Applications:** Combined Application (File D-28 HI/12/26/S) for Consent (File B-24/26) and Zoning By-law Amendment (File D-14 HI/12/26/S)

**CityView #:** PL202600057

**Property:** 221 Queen Street  
Part of Lot 3, Plan 247  
Community of Highgate (East Kent)

**Roll Number:** 3650 280 001 18400

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It is hereby certified that the Council of the Municipality of Chatham-Kent at its meeting on June 22, 2026:

**Approved**

1. Consent application File B-24/26 to sever and convey two (2) new residential parcels, described as:

- i) Severed Parcel 1: a 0.30 ha (0.75 ac.) vacant lot, shown as Part 1 on the applicant's sketch; and,
- ii) Severed Parcel 2: a 0.30 ha (0.75 ac.) vacant lot, shown as Part 2 on the applicant's sketch;

in Part of Lot 3, Plan 247, in the Community of Highgate, be approved, subject to the following conditions:

- a) that the Chatham-Kent Zoning By-law be amended to:
    - i. rezone the severed parcels from Deferred Development (D) to site-specific Holding-Village Residential-1787 (H-VR-1787), to permit a Single Detached Dwelling and Bed and Breakfast Establishment after a new municipal water service is installed and a driveway access permit is obtained; and,
    - ii. rezone the retained parcel from Deferred Development (D) to Village Residential (VR) zone, to recognize the existing residential use of the property.
  - b) that the severed parcels be assigned the civic addresses of:
    - i. Severed Parcel 1: 243 Queen Street
    - ii. Severed Parcel 2: 231 Queen Street
  - c) that the applicant pay \$1,000 cash-in-lieu of parkland dedication,
  - 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. Zoning By-law Amendment application File D-14 HI/12/26/S, and the implementing by-law was adopted.

**Council passed By-law No. 64-2026, which noted:**

The reasons for the Decision are incorporated in the Planning Services report dated June 22, 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 **July 13, 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: June 23<sup>rd</sup>, 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](mailto: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](http://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 **June 22, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Consent Application (File B-24/26) & Zoning By-law Amendment (File D-14 HI/12/26/S) submitted for property located at 221 Queen Street, in Part of Lot 3, Plan 247, in the Community of Highgate (East Kent).

At the meeting, Council approved Consent Application File B-24/26 to sever two (2) new vacant residential parcels, each being approximately 0.30 ha (0.75 ac.) in area.

**By-law No. 64-2026** was passed by Council to rezone the severed parcels from Deferred Development (D) to Holding-Village Residential-1787 (H-VR-1787) to limit permitted uses to a Single Detached Dwelling and Bed and Breakfast Establishment once specific technical requirements are met. The By-law also rezones the retained parcel from Deferred Development (D) to Village Residential (VR) to recognize the existing residential use of the land.

### **Reasons for Approval**

The reasons for the Decision are incorporated in the Planning Services report dated June 22, 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: July 13, 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**

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 23<sup>rd</sup> Day of June, 2026.**