

**Notice of Complete Application and Public Meeting to Consider an
Application for Consent and Zoning By-law Amendment**

Take Notice that the Municipality of Chatham-Kent has received a complete Combined application (**File D-28 CA/18/25/T**) for Consent (**File B-28/25**) and Zoning By-law Amendment (**File D-14 CA/24/25/T**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 13135 Longwoods Road, in Part of Lot 13, Concession A, in the Community of Camden (East Kent) (Roll No. 3650 360 002 13800).

And Take Further Notice that an application under the above file numbers will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, June 23rd, 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 Longwoods Road, with additional frontage along the east side of Dew Drop Road, in the Community of Camden. The property is approximately 32.76 ha (80.95 ac.) in area and is designated Agricultural Area in the Chatham-Kent Official Plan. The lands are zoned Agricultural (A1) with a portion of lands along the Longwoods Road frontage zoned Rural Highway Commercial (RHC). A commercial building is located within the portion of lands zoned Rural Highway Commercial (RHC).

The application proposes to sever a new 0.81 ha (1.99 ac.) commercial lot from the subject property. The proposed severed lot will encompass the entirety of the Rural Highway Commercial (RHC) zoned lands, as well as a portion of the Agricultural (A1) zoned lands to create a viable commercial lot. The severed parcel will contain the existing commercial building, which was formerly used as a carwash facility. The retained parcel will be approximately 31.95 (78.96 ac.) in area and will contain vacant cultivated land.

Zoning By-law Amendment

The zoning by-law amendment application is required to facilitate the severance. The application proposes to rezone the portion of the severed lot currently zoned Agricultural (A1) to Rural Highway Commercial (RHC) to support rural highway commercial type uses across the entirety of the severed parcel. The retained parcel will continue to be zoned Agricultural (A1).

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed consent and/or 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 at 519.360.1998.

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

If a 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 or provisional consent is granted or refused, the person or public body is not entitled to appeal the decision.

If a 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 or provisional consent is granted or refused, 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, or in any of the Municipal Service Centres, during normal business hours. 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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of June, 2025.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Chatham ON N7M 5K8
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Key Map

