

Notice of Planning Act Approval

Take Notice, that on **March 23, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Official Plan Amendment (File D-09 TI/03/26/A) (OPA No. 86) and Zoning By-law Amendment (File D-14 TI/35/26/A) concerning the property located at 3575 Queen's Line and 25 Centre Street East, Community of Tilbury (West Kent), Part of Lots 16 & 17, Concession 4 (Tilbury-East) (Roll Nos. 3650 060 002 00700 & 080 001 29700).

At the meeting, **Official Plan Amendment No. 86** was adopted by Council, by **By-law No. 24-2026**, which amended the land use designation of a portion of 3575 Queen's Line from Employment Area to Residential Area and introduced a new Site-Specific Policy Area B.2.3.21 over a portion of 3575 Queen's Line and all of 25 Centre Street East, to establish additional development policies as follows:

Phasing and Site Servicing

- i) The lands shall develop by plan of subdivision and shall provide for a common servicing strategy.
- ii) No road connection be provided from Queen's Line/Wheeler Line.
- iii) The stormwater management system shall accommodate the catchment area for the Azar Avenue Stormwater Management Facility.
- iv) Development of the lands shall provide an easement agreement in favour of the Municipality to provide for access and passage over an approximately 6.5 metre wide portion of private lands abutting the Malott Diversion Drain. The easement lands shall be defined by a Reference Plan to be deposited prior to final approval of the plan of subdivision.

Zoning By-law No. 25-2026 was also passed by Council, concerning the portion of 3575 Queen's Line that is redesignated to Residential Area by OPA No. 86, to rezone the lands from General Industrial (M1) to Deferred Development (D).

Reasons for Approval

The recommendation of Administration was to approve the amendments noted above for the reasons outlined in the Planning Services Report dated March 23, 2026. A public meeting was held on March 23, 2026, where one (1) oral submission was received by Council prior to their consideration of the application. The submission raised concerns related to impact to abutting properties, stormwater and flooding impacts and future road access to Queen's Line/Wheeler Line.

The submission received, was, on balance, taken into consideration by Council as part of its deliberations and final decision on the matter. In the opinion of Council, the approval is consistent with the Provincial Planning Statement and conforms to the Chatham-Kent Official Plan.

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 and/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. 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 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: April 14, 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 25th Day of March, 2026