

**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 HO/42/25/A**) for Consent (**Files B-77/25, B-13/26, B-14/26, & B-15/26**) and Zoning By-law Amendment (**File D-14 HO/44/25/A**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 12209 Beechwood Line, in Part of Lots 4 & 5, Concession 6, in the Community of Howard (East Kent).

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, March 23rd, 2026**
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 the Beechwood Line, between Scane Road and Shewburg Road, in the Community of Howard (Roll No. 3650 210 002 25400). The lands are approximately 66.22 ha (163.63 ac.) in area and currently contains a single detached dwelling, one (1) outbuilding, one (1) silo, and one (1) wind turbine. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The applications propose to sever and convey two (2) new agricultural parcels and one (1) surplus dwelling lot from the subject lands. A permanent easement is also proposed to allow for continued access to an existing water well that services the residential dwelling. The severed parcels are correspondingly labeled on the Key Map attached to this notice, and are described as follows:

1. Severed Parcel 1: a 21.83 ha (53.94 ac.) agricultural parcel consisting of vacant farmland and one (1) wind turbine.
2. Severed Parcel 2: a 21.77 ha (53.8 ac.) agricultural parcel consisting of vacant farmland.
3. Severed Parcel 3: a 0.98 ha (2.42 ac.) residential parcel, consisting of the existing dwelling (12209 Beechwood Line) and one (1) outbuilding.

The retained parcel will be approximately 21.64 ha (53.47 ac.) in area and will continue to be farmed. Both Severed Parcel 1 and Severed Parcel 2 meet all applicable zoning provisions and will continue to be zoned Agricultural (A1)

The zoning by-law amendment application is specific to Severed Parcel 3 and the retained parcel. It is to facilitate the surplus dwelling severance by rezoning the lands as follows:

- Rezone the surplus dwelling lot (Severed Parcel 3) to a site-specific agricultural (A1-1173) zone to permit a surplus dwelling in an Agricultural (A1) zone on a lot size greater than 0.8 ha (1.98 ac.); and,
- Rezone the retained parcel to a site-specific Agricultural-1 (A1-1) zone to prohibit future dwellings.

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 2nd day of March, 2026.

Municipal Clerk's Office
Municipality of Chatham-Kent
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map

