

## **Notice of Public Meeting to Consider Applications for Official Plan Amendment and Zoning By-law Amendment**

**Take Notice** that the Municipality of Chatham-Kent has received a **Complete Application (File D-28 TI/34/25/A)** for **Official Plan Amendment (File D-09 TI/03/25/A)** and **Zoning By-law Amendment (File D-14 TI/35/25/A)**, under Sections 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 3575 Queen's Line, Community of Tilbury (West Kent), in Part of Lot 16, Concession 4 (Tilbury-East), known as Roll No. 3650 060 002 00700.

**And Take Further Notice** that the Municipality of Chatham-Kent proposes further Official Plan Amendments under Section 17 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 3575 Queen's Line; and the property located at 25 Centre Street East, in Part of Lot 17, Concession 4 (Tilbury-East), known as Roll No. 3650 080 001 29700, Community of Tilbury (West Kent).

**And Take Further Notice** that the proposed Official Plan and Zoning By-law Amendments will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, March 23, 2026**  
Time: **6:00 p.m.**  
Location: **Chatham-Kent Civic Centre, Council Chambers**  
Address: **315 King Street West, Chatham ON**

**The Subject Lands** include two properties located north of Queen's Line and south of Azar Avenue, in the Community of Tilbury (Roll Nos. 3650 060 002 00700 & 080 001 29700). The lands include:

- 3575 Queen's Line: Approximately 10.1 ha (25 ac.) in area, containing one (1) building. The property is designated Employment Area in the Chatham-Kent Official Plan and zoned Deferred Development (D) and General Industrial (M1). The property has frontage and access on Queen's Line and Wheeler Line at its south end. It is bound by an open Municipal drain (Mallott Diversion Drain) to the east, and intermittent urban development to the north and west (including 25 Centre Street East).
- 25 Centre Street East: Approximately 15 ha (37 ac.) in area, vacant of buildings or structures. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Holding-Residential Low Density First-839 (H-RL1-839). The property has frontage and access on Centre Street East, and allowance for future access from Azar Avenue. It is bound by intermittent urban development to the north, west, and south, and abuts 3575 Queen's Line to the east.

### Official Plan Amendment

The Official Plan Amendment proposes to:

- Amend the Land Use Designation of a portion of 3575 Queen's Line from Employment Area to Residential Area.
- Introduce 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*

- The lands shall develop by plan of subdivision and shall provide for a common servicing strategy.*
- No road connection be provided from Queen's Line/Wheeler Line.*
- 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 Amendment

The portion 3575 Queen's Line to be redesignated by the proposed Official Plan Amendment are further proposed to be rezoned from General Industrial (M1) to Deferred Development (D). The Deferred Development (D) zone serves as an interim zone to remove the current industrial land use regulations until such time that further Zoning Amendments are made to implement planned residential development, for which additional public notice will be given.

**Any Person** may attend the public meeting and/or make written representation in support of or in opposition to the proposed Official Plan Amendment 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 Official Plan Amendment 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 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.

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.

**If applicable, the owner of any land that contains seven or more residential units shall place this notice in a location that is visible to all residents.**

#### **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 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

