

## **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 application for Consent (**File B-32/26**) and Zoning By-law Amendment (**File D-14 CH/16/26/G**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 86 & 104 Given Road, in Part of Lot 3, Concession 2, in the Community of Chatham (Township) (North Kent) known as Roll No. 3650 410 001 49200.

**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, May 25<sup>th</sup>, 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 west side of Given Road, north of McNaughton Avenue East, in the Community of Chatham (Township). The property is approximately 8.4 ha (20.7 ac.) in area and contains two (2) single detached dwellings (86 & 104 Given Road). A woodlot traverses the property along open municipal drains, specifically the Charteris Drain and the Bissell Drain, which bisect the lands. The remainder of the site consists of cultivated agricultural land. The portion of property containing 104 Given Road is designated Suburban Residential Area in the Chatham-Kent Official Plan and is zoned Rural Residential (RR). The balance of the lands is designated Agricultural Area and zoned Agricultural (A1). The area containing the woodlot is identified as a Significant Woodland on Schedule "C9" of the Chatham-Kent Official Plan.

The application proposes to sever the dwelling at 104 Given Road onto a new 0.38 ha (0.94 ac.) lot. The proposed line of severance follows the existing line of cultivation, ensuring that the severed lot contains the dwelling and appropriate residential amenity area. The retained parcel will be approximately 8.0 ha (19.76 ac.) in area and will retain the dwelling located at 86 Given Road, the Significant Woodland feature, and the balance of the cultivated agricultural lands.

To implement the proposed severance, a Zoning By-law Amendment application is required to:

1. Recognize the lot area of the severed residential parcel - being 0.38 ha (0.94 ac.).
2. Rezone the Significant Woodland feature to a site-specific Open Space-1353 (OS1-1353) Zone, to limit uses to Conservation.
3. Rezone the balance of the retained parcel to a site-specific Agricultural-1785 (A1-1785) zone, to recognize the lot area being 6.2 ha (15.3 ac.), to consider the zone as one lot, and to implement a 30 m (98 ft.) development setback from an OS1 zone.

**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 5<sup>th</sup> day of May, 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](mailto:CKclerk@chatham-kent.ca)

**Key Map**

