

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 HI/12/26/S**) for Consent (**File B-24/26**) and Zoning By-law Amendment (**File D-14 HI/12/26/S**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 221 Queen Street, in Part of Lot 3, Plan 247, in the Community of Highgate (East Kent), known as Roll No. 3650 280 001 18400.

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 25th, 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 east side of Queen Street, between Maple Street and Main Street East, in the Community of Highgate. The lands are approximately 1.23 ha (3.03 ac.) in area and currently contain a single detached dwelling and one (1) accessory building. The lands are designated Hamlet Area in the Chatham-Kent Official Plan, and zoned Deferred Development (D).

The application proposes to sever and convey two (2) new 0.30 ha (0.75 ac.) residential parcels from the subject property. The severed parcels are shown on the key map attached to this notice. The retained parcel is approximately 0.62 ha (1.53 ac.) in area and will contain the existing dwelling and accessory building.

To implement the proposed severance, a zoning by-law amendment application is required to rezone the severed parcels to a site-specific Holding-Village Residential-1787 (VR-1787) zone to:

- Restrict development over the severed parcels until a municipal water service connection has been established to each lot; and,
- Limit permitted uses to a Single Detached Dwelling and Bed and Breakfast Establishment.

The retained parcel is to be rezoned to the standard Village Residential (VR) zone, which permits Single Detached Dwelling, Semi-Detached Dwelling (Unit), and Bed and Breakfast Establishment as-of-right.

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/UCnCcQH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 4th 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

Key Map

