

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 CH/15/25/O**) for Consent (**File B-25/25**) and Zoning By-law Amendment (**File D-14 CH/22/25/O**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 11221 & 11223 Crafts Line, in Part of Lot 21, Concession 4, Community of Chatham (Township) (North 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, May 26, 2025**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located on the north side of Crafts Line, between Fuller Road and Kent Bridge Road, in the Community of Chatham (Township) (Roll No. 3650 410 002 51900). The lands are approximately 21.4 ha (52.97 ac.) in area and contain two (2) single detached dwellings, and three (3) outbuildings. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-78 (A1-78).

The application proposes to create a residential surplus dwelling lot, approximately 0.66 ha (1.62 ac.) in area. The surplus lot will consist of the two (2) single detached dwellings, and three (3) outbuildings. The retained farm parcel will be approximately 20.8 ha (51.35 ac.) in area and contains vacant agricultural land. It will continue to be farmed.

Zoning By-law Amendment

To implement the proposed severance, a zoning by-law amendment is required to:

- i. rezone the surplus dwelling lot to a general Agricultural (A1) zone, which permits up to two (2) dwellings on an agricultural lot; and,
- ii. rezone the retained parcel to the site specific Agricultural-1 (A1-1) zone to prohibit future dwellings.

Any person may make written representation in support of or in opposition to the proposal.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed zoning by-law amendment or consent application. Those who wish to address Council respecting this matter are requested to notify the Municipal Clerk's Office by telephone prior to the meeting.

If You Wish to be notified of the adoption of the proposed zoning by-law amendment or proposed consent, 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 or consent is granted, 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 or consent granted, 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 1st day of May, 2025.

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

