

## **Notice of Complete Application and Public Meeting to Consider an Application for Zoning By-law Amendment**

**Take Notice** that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 HA/16/25/A**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 18288 Kent Bridge Road, in Part of Lot 24, Broken Front Concession, in the Community of Harwich (South Kent), known as Roll No. 3650 140 004 45225.

**And Take Further Notice** that an application under the above file number will be heard by Municipal Council on the date, and at the time and place 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 west side of Kent Bridge Road, between Wildwood Line and Rondeau Estates Line, in the Community of Harwich (South Kent). The lands are approximately 0.72 ha (1.77 ac.) in area and contains a dwelling, formerly a Bed and Breakfast Establishment, and one (1) accessory structure. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Rural Highway Commercial-42 (RHC-42).

The application is to permit the existing dwelling to be used as a transitional housing facility, housing up to fifteen (15) residents and three (3) staff. The facility will provide for a 14-day residential substance use disorder treatment program. Clients would undergo an abstinence based holistic program, designed to treat individuals based on their individual needs.

This type of transitional housing facility falls within the definition of Temporary Care Facility in the Chatham-Kent Zoning By-law, where it is defined as: "a building or part thereof for use as a facility for the care or shelter of adults."

### *Zoning By-law Amendment*

The RHC-42 zone currently limits permitted uses to a Tourist Establishment. The zoning by-law amendment application seeks to expand on permitted uses for the subject property to allow for the proposed transitional housing facility use, and other uses that will provide flexibility into the future for how these lands may be utilized.

The application is specifically to amend the RHC-42 zone to limit the property to the following uses:

- Tourist Establishment
- Bed and Breakfast Establishment
- Temporary Care Facility
- Single Detached Dwelling
- Office

**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. 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 refusal of a request for 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 a public meeting or make written submissions to the Corporation of the Municipality of Chatham-Kent before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

**If a Person or Public Body** does not make oral submissions at a public meeting or make written submissions to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent before the proposed zoning by-law amendment 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.  
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/UCnCcH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 6th 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](mailto:CKclerk@chatham-kent.ca)

**Key Map**

