

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 DO/09/25/M**) for Consent (**File B-17/25**) and Zoning By-law Amendment (**File D-14 DO/14/25/M**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 27242 McLeod Creek Road, Part of Lots 17, 18 and 19, Concession 14, in the Community of Dover (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 south side of Mud Creek Line, with additional frontage on Bear Line Road (Roll Nos. 3650 480 009 09700, 09800, 10000). The lands are approximately 85.8 ha (212.0 ac.) in area and contain a single detached dwelling and one (1) outbuilding. A portion of the lands also consists of a woodlot that is designated Significant Woodland by Schedule C8 – Natural Heritage & Hazard Features (Dover) in the Chatham-Kent Official Plan. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1). A portion of the lands along the former McLeod Creek Road contain a former private cemetery and are zoned Institutional (I).

The application proposes to sever and convey a new agricultural parcel, approximately 36.6 ha (90.5 ha) in area, along with PIN 00764-1719, which was a former road allowance that is now closed. The severed parcel will consist of the existing dwelling and outbuilding and will also contain an existing woodlot. The severance will result in 2 retained parcels described as follows:

- Retained Parcel 1: approximately 20.9 ha (51.6 ac.) in area, consisting of cultivated land.
- Retained Parcel 2: approximately 28.3 ha (69.9 ac.) in area, containing the existing cemetery, an existing woodlot, with the remainder being cultivated land.

Zoning By-law Amendment

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

- Recognize and preserve the natural heritage features on the subject property.
- Implement a 30 m development setback from these natural heritage features.

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 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.

If You Wish to be notified of the adoption of the proposed zoning by-law amendment, or refusal of a request for 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 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 provisional 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 provisional consent is 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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 5th day of May, 2025.

Municipal Clerk's Office
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Key Map

