

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 HA/10/25/D**) for Consent (**File B-18/25**) and Zoning By-law Amendment (**File D-14 HA/15/25/D**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 8693 Cundle Line, in Part of Lot 22, Concession 4, West of Communication Road, Community of Harwich (South 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 Cundle Line, between Charing Cross Road and Erieau Road, in the Community of Harwich (Roll No. 3650 140 009 47200). The lands are approximately 11.6 ha (28.6 ac.) in area and contain a single detached dwelling and two (2) outbuildings. The lands are designated Agricultural Area in the Chatham-Kent Official Plan, with the portion of the lands fronting Cundle Line being within the delineated boundary of the Secondary Urban Centre of Charing Cross. The lands are zoned Agricultural (A1), with the portion fronting Cundle Line zoned Deferred Development (D).

The application proposes to sever the single detached dwelling and two (2) outbuildings on a new 1.0 ha (2.5 ac.) residential lot. The application also proposes an easement over the severed parcel in favour of the retained farm parcel for access from Cundle Line. The retained parcel will be approximately 10.6 ha (26.1 ac.) in area and will remain a viable agricultural parcel.

Zoning By-law Amendment

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

- Rezone the severed parcel to Residential Low Density First (RL1) to recognize the primary use of this lot being residential; and,
- Rezone the retained parcel to recognize the resulting lot area and frontage of the portion of lands remaining in the Deferred Development (D) zone, and the reduced lot area of the lands remaining in the Agricultural (A1) zone.

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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 2nd day of May, 2025.

Municipal Clerk's Office
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Key Map

