

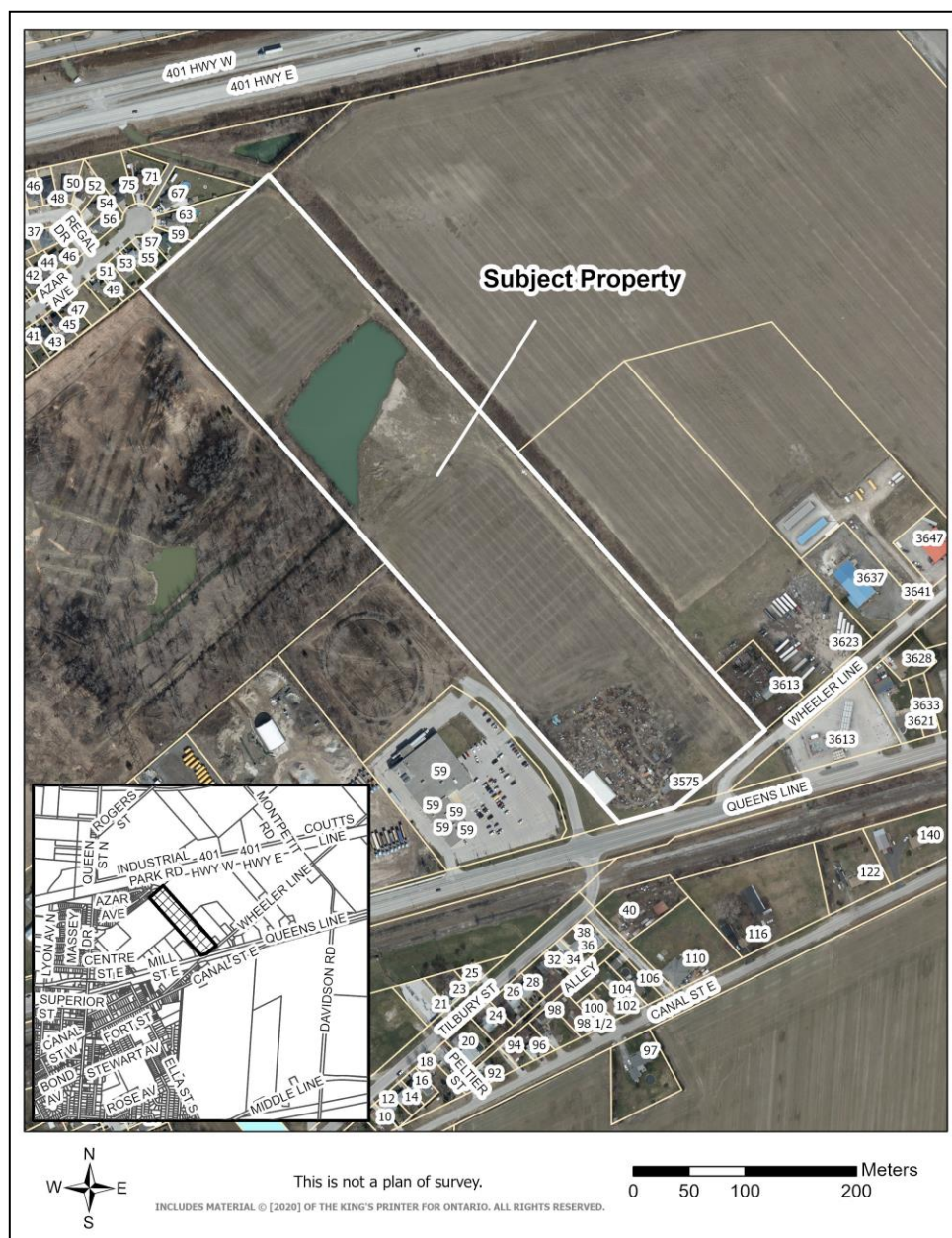
## Notice of Complete Planning Act Applications

### Official Plan Amendment and Zoning By-law Amendment

**Take Notice** that the Municipality of Chatham-Kent has received a **Complete Application (File D-28 TI/34/25/A)** for **Official Plan Amendment (File D-09 TI/03/25/A)** and **Zoning By-law Amendment (File D-14 TI/35/25/A)**, under Sections 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 3575 Queen's Line, Community of Tilbury (West Kent), Part of Lot 16, Concession 4 (Tilbury-East), known as Roll No. 3650 060 002 00700.

**A Statutory Public Meeting will be held at a future date and advance notice will be given in accordance with the Planning Act. Municipal Council may make a decision for approval of an application once a Public Meeting has been held in accordance with the Planning Act.**

**The Subject Property** is a 10.1 ha (25 ac.) parcel located on the north side of Queen's Line, with additional frontage on Wheeler Line, in the Community of Tilbury. The front portion of the property previously contained a single detached dwelling and one (1) outbuilding and was previously utilized as a salvage yard. The rear portion remains cultivated agricultural land and contains a pond that was previously utilized as a construction pond. The lands are designated Employment Area in the Chatham-Kent Official Plan and zoned Deferred Development (D) on the front half and General Industrial (M1) on the rear half of the property.



## Application Details

The purpose of the application is an employment land conversion on a portion of the subject lands to facilitate the development of a low-density residential subdivision. The proposed residential subdivision is to be developed in conjunction with the abutting lands to the west and is shown on the conceptual draft plan of subdivision. The lands subject to these applications make up the rear 4.8 ha (12 ac.) of the subject property.

The conceptual draft plan of subdivision is comprised of Lots for residential uses, a stormwater management facility (Block 142), open space/conservation Blocks (Blocks 115 & 116) and new local street connections to Azar Avenue and Centre Street.

**Official Plan Amendment** – The subject lands are designated Employment Area in the Chatham-Kent Official Plan, which does not currently support the proposed residential use. An Official Plan Amendment is required to re-designate the rear portion of the property to a Residential Area land-use designation.

**Zoning By-law Amendment** – The portion of land proposed to be re-designated for residential development will be placed into a Deferred Development (D). The Deferred Development (D) zone is appropriate as it limits permitted uses to existing agriculture. The Deferred Development (D) zone will remain in place until such time that the proposed development proceeds to the next step of the planning process in conjunction with the abutting lands to the west.

### Future Applications Required

The next step in the planning approval process will be an application for Zoning By-law Amendment to implement the appropriate zoning across all lands under consideration for the future subdivision development. This will be followed by an application for Draft Plan of Subdivision, which will establish the final development plan in accordance with the Chatham-Kent Official Plan, Zoning By-law, and Development Standards. This plan will include servicing, roads, lot layout, etc. These applications are anticipated to be submitted in the future as the planning process continues. Please note: these future process may result in revisions to conceptual draft plan of subdivision that is included within this notice.

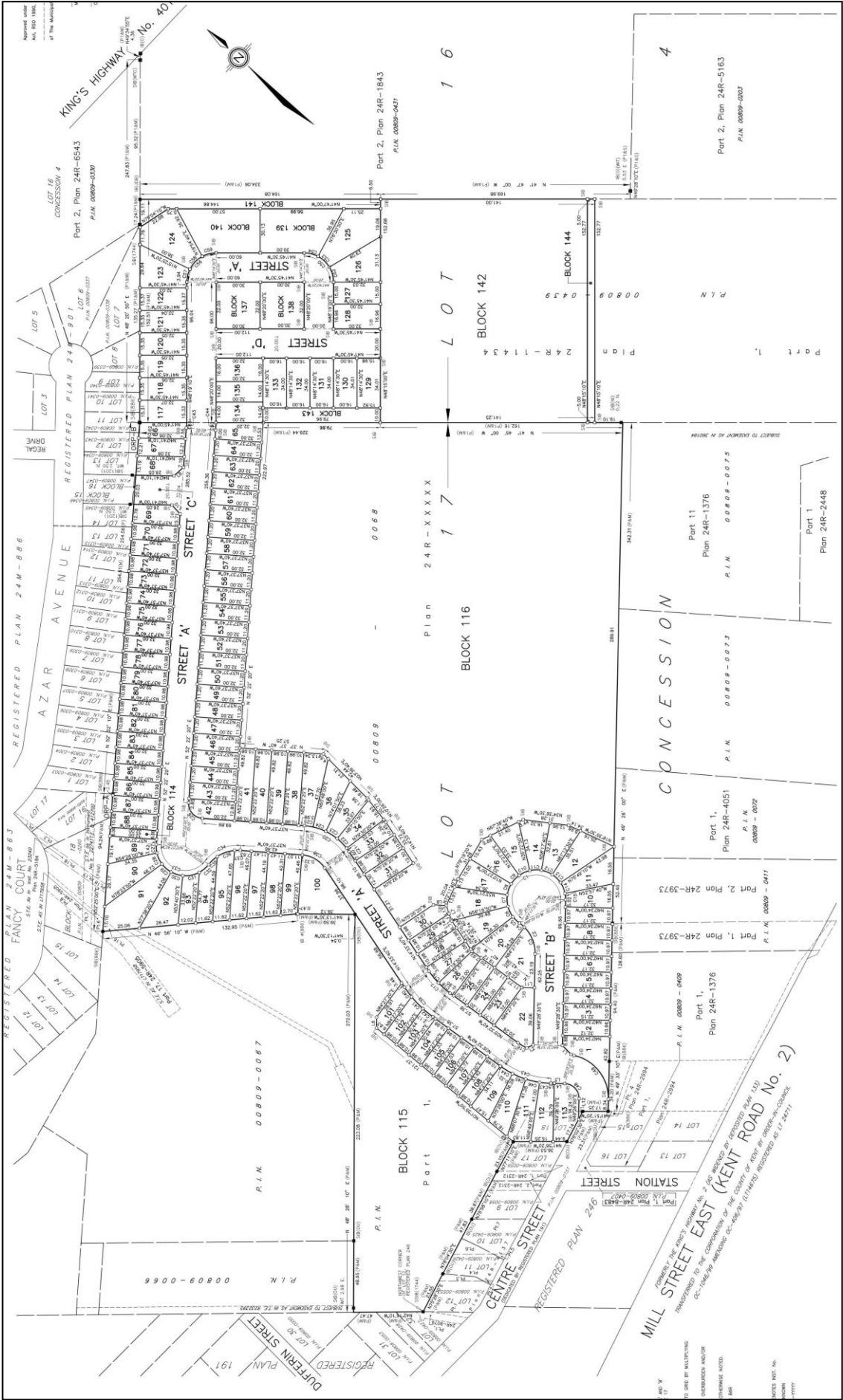
### **Additional Information:**

Supporting materials were received with the Official Plan and Zoning By-law Amendment applications, which include a Conceptual Draft Plan of Subdivision, Planning Justification Report, and Environmental Impact Statement. These submission items are available for inspection at municipal website, at: <https://www.chatham-kent.ca/business/planning/Pages/Planning%20Notices.aspx>, or by contacting Planning Services at the contact below:

## Learn More & Provide Input

Greg Houston, Planner I  
Planning Services, Municipality of Chatham-Kent  
315 King Street West, PO Box 640  
Chatham ON N7M 5K8  
[greg.houston@chatham-kent.ca](mailto:greg.houston@chatham-kent.ca)  
Phone: 519-360-1998 x3045

Combined Application No. D-28 TI/34/25/A  
CityView No. PL202500135  
3575 Queen's Line, Community of Tilbury (West Kent)



## Notice

If applicable, the owner of any land that contains seven or more residential units shall place this notice in a location that is visible to all residents.

### **Official Plan Amendment**

If a specified person or public body would otherwise have an ability to appeal the decision 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 Clerk of the Municipality of Chatham-Kent before the proposed official plan amendment is adopted, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Municipality of Chatham-Kent before the proposed official plan amendment is adopted, the specified 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 add the specified person or public body as a party.

If you wish to be notified of the decision of the Municipality of Chatham-Kent in respect of the proposed official plan amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

### **Zoning By-law Amendment**

If a specified person or public body would otherwise have an ability to appeal the decision 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 Municipality of Chatham-Kent before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Municipality of Chatham-Kent before the by-law is passed, the specified 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.

If you wish to be notified of the decision of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

**Dated at the Municipality of Chatham-Kent this 12th day of December 2025.**

Municipality of Chatham-Kent  
Municipal Clerk's Office  
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)