

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 RA/11/24/B**) for Consent (**File B-22/24 & B-23/24**) and Zoning By-law Amendment (**File D-14 RA/12/24/B**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from Lana DeBoer and Estate of Jeffrey DeBoer & Walter and Paula Brown, concerning property located at 7511 & 7527 Talbot Trail, in Part of Lot 141, Talbot Road Survey, in the Community of Raleigh (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, April 29, 2024**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject properties are located on the north side of Talbot Trail, between Four Rod Road and Bloomfield Road, in the Community of Raleigh, and are described as follows:

- **Subject Property #1:** 7511 Talbot Trail (Roll No. 3650 110 010 09300) is approximately 24.9 ha (61.5 ac.) in area and currently contains a single detached dwelling and two (2) outbuildings.
- **Subject Property #2:** 7527 Talbot Trail (Roll No. 3650 110 010 09400) is approximately 23.7 ha (58.5 ac.) in area and currently contains a single detached dwelling, three (3) outbuildings, and pastureland.

Both properties are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1). The application is proposing to sever and convey a portion of land from 7511 Talbot Trail, approximately 930.8 sq. m (10,019.1 sq. ft.) in area to the abutting parcel at 7527 Talbot Trail. The lot addition lands are currently vacant. The application is also proposing to create a new surplus dwelling lot, approximately 2.79 ha. (6.90 ac.) in area, containing the existing single detached home located at 7527 Talbot Trail, three (3) outbuildings, and associated pastureland. The retained farm parcel will be approximately 20.9 ha. (51.6 ac.) in area and will consist of vacant farmland and a woodlot.

The Zoning By-law Amendment application is required to rezone the surplus dwelling lot to a site-specific agricultural (A1-1173) zone to permit a surplus dwelling in an Agricultural (A1) zone on a lot size greater than 0.8 ha (1.98 ac.), and rezone the retained parcel to a site-specific Agricultural-1716 (A1-1716) zone to prohibit future dwellings and recognize the reduction in lot frontage from 60 m (196.85 ft.) to 12.2 m (40 ft.).

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 at 519.360.1998.

If You Wish to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed 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 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 or 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 or refused, the person or public body is not entitled to appeal the decision.

If a 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 or refused, 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.

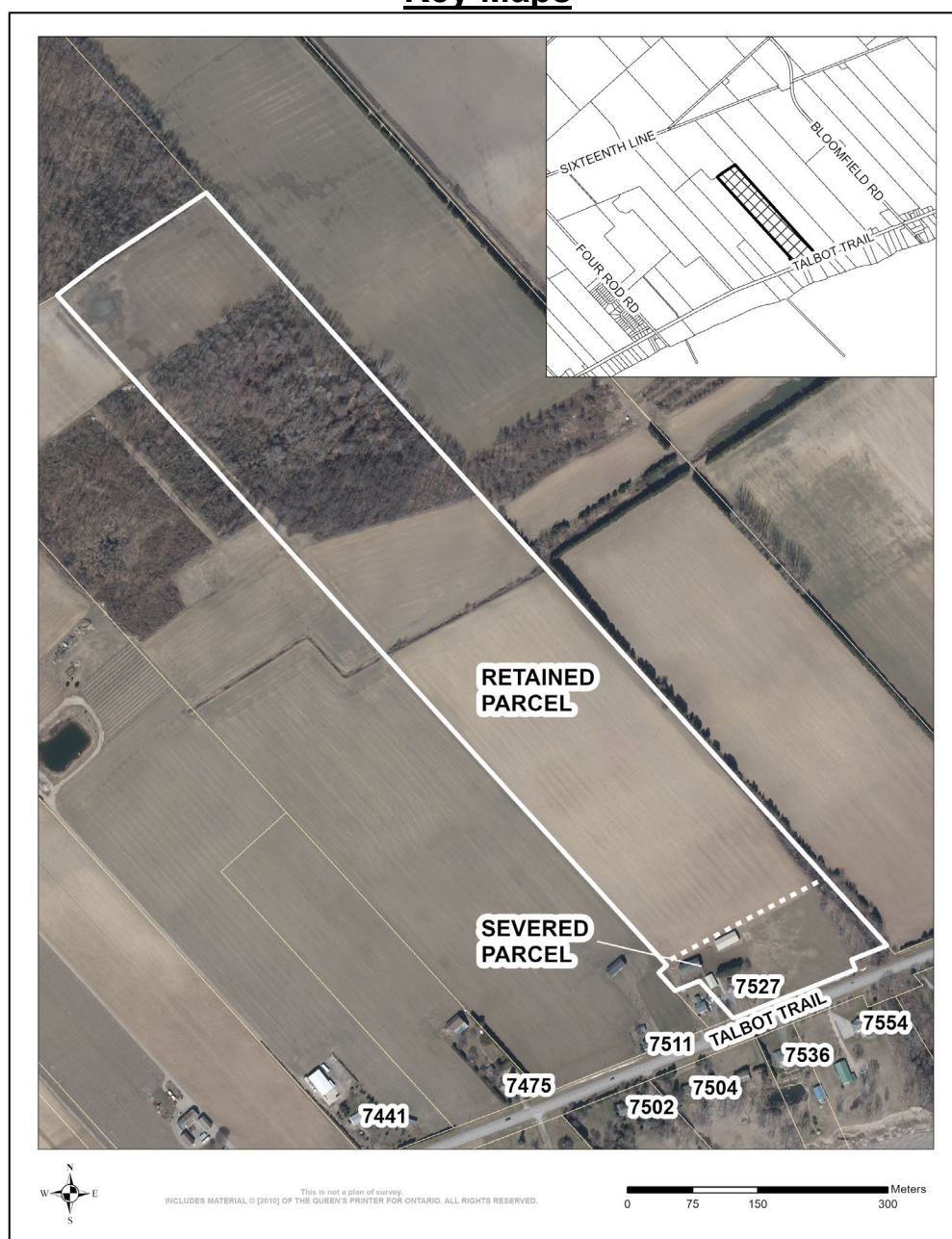
Watch the Live Stream:

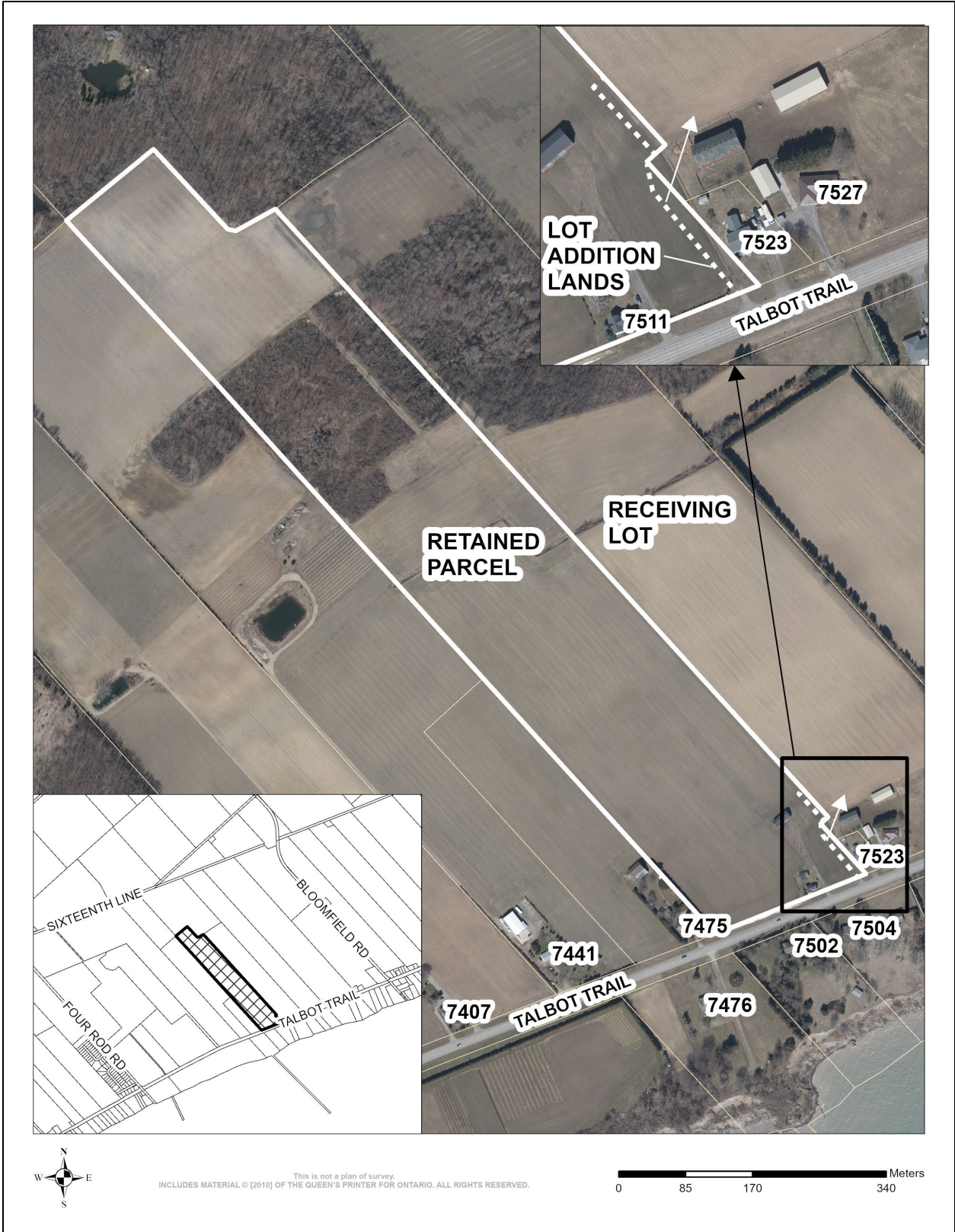
- Chatham-Kent's Facebook Page: <https://www.facebook.com/MunicCK/>
- YourTV CK's Facebook Page: <https://www.facebook.com/yourtvck/>
- YourTV CK's YouTube Channel: <https://www.youtube.com/channel/UCnCcQH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 9th day of April, 2024.

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 Maps





Application No. D-28 RA/11/24/B
 CityView No. PL202300045 & 00046
 7511 & 7527 Talbot Trail, Community of Raleigh (South Kent)