Municipality of Chatham-Kent
Development Services
Planning Services
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Chatham ON N7M 5K8
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Notice of Public Hearing of Application for Consent

Take notice that the Municipality of Chatham-Kent has received an application for Consent (**File B-86/26 & B-88/26**) under Section 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 3725 Queens Line, in Part of Lot 15, Concession 5, in the Community of Tilbury.

And take further notice that an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date:	**Thursday, November 12, 2026**
Time:	**9:00 a.m.**
Location:	**Municipality of Chatham-Kent Civic Centre, Council Chambers**
Address:	**315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located on the north side of Queen's Line, between Wheeler Line and Davidson Road in the Community of Tilbury (Roll No. 3650 060 002 04302). The property is approximately 5,888 sq. m (63,377.9 sq. ft.) in area and contains an existing commercial building. The property is designated Employment Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The application proposes to sever the existing commercial building with associated parking area on a new 1,862 sq. m (20,042.4 sq. ft.) lot, as shown on the Key Map. The severed lot will have approximately 30.5 m (100 ft.) of frontage along Queen's Line. The retained parcel will provide an opportunity for future development. It will be approximately 4,026 sq. m (43,335.5 sq. ft.) in area and will be vacant of any buildings or structures. These lands will consist of a gravel area that includes an existing driveway access to Queen's Line.

The proposal also includes the establishment of a permanent easement over a portion of the retained parcel, in favour of the proposed severed parcel. The easement will allow shared access to the existing entrance for the resulting parcels.

The Key Map on the reverse indicates the location of the lands affected by the proposed Consent application in relation to other lands within the Municipality.

Any person may attend the hearing and/or make written or verbal representation in support of or in opposition to the proposal.

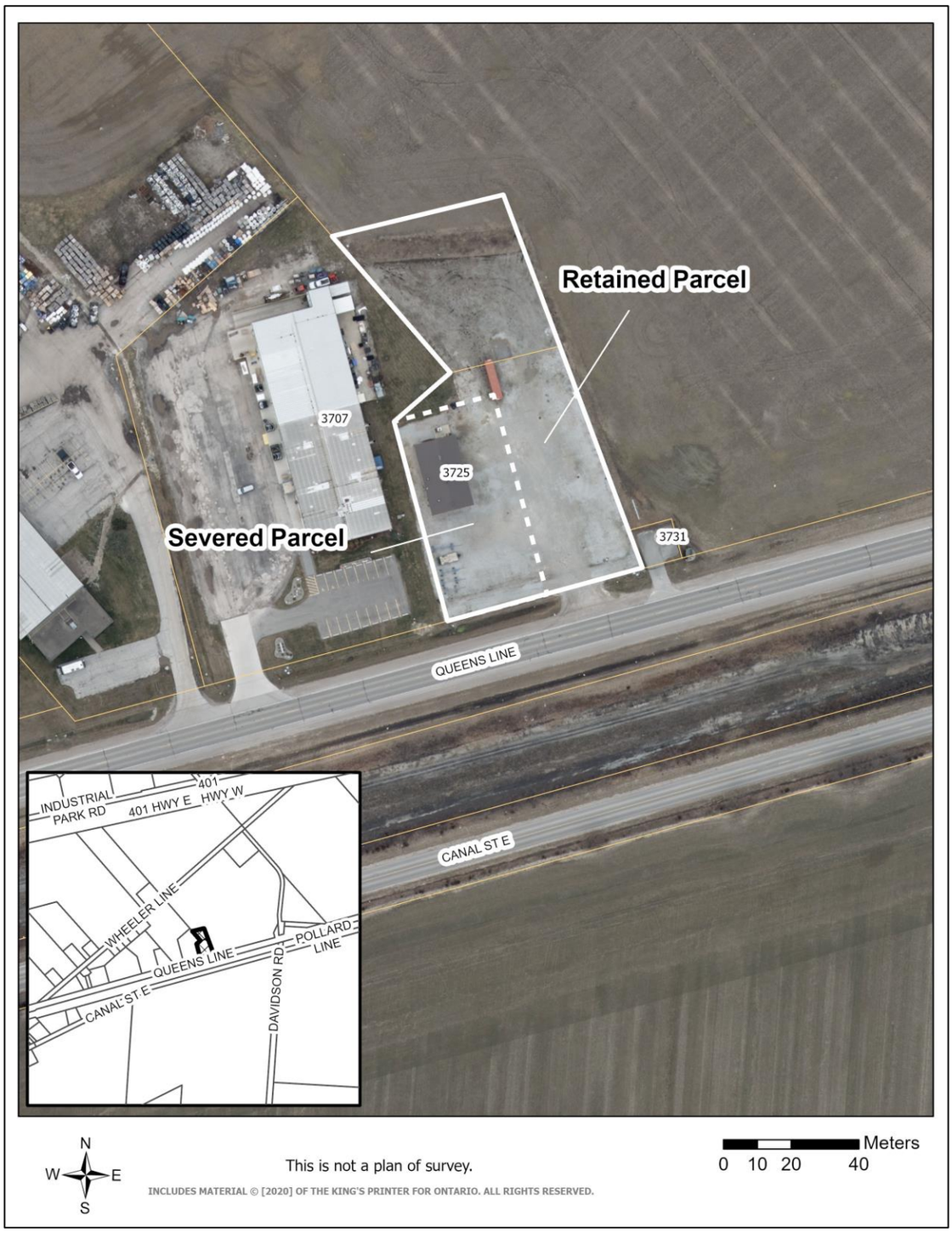
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Consent, you must make written request to the above address.

For additional information regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 29th of October, 2026.

Key Map



Application No. D-10 TI/86/26/C & TI/88/26/C
CityView No. PL202600179
3725 Queens Line, Community of Tilbury (Ward 1)