

**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 application for Consent (**Files B-57/25, B-65/25 & B-66/25**) and Zoning By-law Amendment (**File D-14 TE/35/25/M**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 23254 McKinlay Line, in Part of Lot 11, Concession 6, in the Community of Tilbury East (West 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, November 17, 2025**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located on the west side of McKinlay Road, with additional frontage on Queen's Line, south of the Highway 401 interchange, in the Community of Tilbury East (Roll Nos. 3650 060 002 08200 & 08210). The lands are approximately 7.9 ha (19.5 ac.) in area, and contain a single detached dwelling, four (4) outbuilding and two (2) grain bins. The lands are designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1).

The application proposes three (3) severances. Summaries of these severances are below and accordingly labelled on the Key Map, attached on the reverse of this page:

1. **Surplus Dwelling Severance:** To create a new 0.91 ha (2.25 ac.) lot, containing the existing dwelling four (4) outbuildings and two (2) grain bins. The retained agricultural parcel will be approximately 6.99 ha (17.25 ac.) in area and consist of vacant agricultural land.
2. **Lot Addition:** To sever and convey a portion of land, approximately 0.64 ha (1.57 ac.) in area, as a lot addition to the abutting parcel (PIN: 00809-0413). The lot addition lands are currently grassed.
3. **Easement:** To establish a permanent easement over a portion of lot addition lands and the receiving lot, for access, in favour of PIN: 00809-0130. This parcel is located south of the former railway corridor abutting the subject lands. The easement will allow legal access to a landlocked portion of this property.

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

- Rezone the residential surplus dwelling lot ("Severed Parcel") to permit a surplus dwelling lot greater than 0.8 ha (1.98 ac.).
- Rezone the "Retained Parcel" to prohibit future dwellings and recognize the reduction in lot area.
- Rezone the "Lot Addition Lands" to match the "Receiving Parcel" and to recognize the resulting increase in lot area resulting from this transaction.

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 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 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 16th day of October, 2025.

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 Map

