Municipality of Chatham-Kent
Development Services
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
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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/34/26/T)** for Consent **(Files B-66/26 & B-69/26)** and Zoning By-law Amendment **(File D-14 RA/28/26/T)** under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 7520 & 7522 Middle Line, in Part of Lot 17, Concession 12, in the Community of Raleigh (Ward 1), known as Roll No. 3650 110 008 16500.

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 23rd, 2026**
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 south side of Middle Line, between Bloomfield Road and Four Rod Road, in the Community of Raleigh. The lands are approximately 18 ha (44.5 ac.) in area and contain a single detached dwelling, two (2) outbuildings, and a small cemetery (Broadbent Cemetery) located towards the centre of the parcel along an open Municipal drain (Brush Drain and Vail Drain) which bisects the property. The property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural-863 (A1-836), Holding-Agricultural (H-A1), Agricultural (A1), and Institutional (I).

The purpose of the application is to facilitate the severance of two (2) lot additions to abutting properties, and the creation of one (1) residential surplus dwelling lot. A summary of each severance follows, and are accordingly labeled on the attached Key Map:

- **Surplus Dwelling Severance:** To sever the existing single detached dwelling and two (2) outbuildings on a new 1.2 ha (2.97 ac.) parcel.
- **Lot Addition 1:** To sever and convey an 0.08 ha (0.21 ac.) portion of land as a lot addition to the abutting parcel known as 7540 Middle Line. The lot addition lands are currently vacant grassed area.
- **Lot Addition 2:** To sever and convey a 3.0 ha (7.4 ac.) portion of land as a lot addition to the abutting farm parcel known as 7482 Middle Line. The lot addition lands are currently cultivated farmland.

The retained agricultural parcel will be approximately 13.7 ha (33.8 ac.) in area and will consist of vacant agricultural land and the existing cemetery.

Zoning By-law Amendment

To implement the proposed lot additions and surplus dwelling severance, a Zoning By-law Amendment application is required to:

- Rezone the severed surplus dwelling parcel from Holding-Agricultural (H-A1) to Agricultural-1173 (A1-1173) to recognize the lot area being greater than 0.8 ha (1.98 ac.).
- Rezone Lot Addition 1 lands from Holding-Agricultural (H-A1) to Agricultural (A1) to match the zoning of the receiving parcel.
- Rezone Lot Addition 2 lands from Agricultural-863 (A1-863) to Agricultural (A1) to match the zoning of the receiving parcel.
- Rezone the retained parcel from Agricultural-863 (A1-863) to Agricultural-1797 (A1-1797) to set a minimum lot area of 13.7 ha (33.8 ac.), set a minimum lot frontage

of 35 m (114 ft.), and to prohibit future dwellings as a result of the surplus dwelling severance.

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.

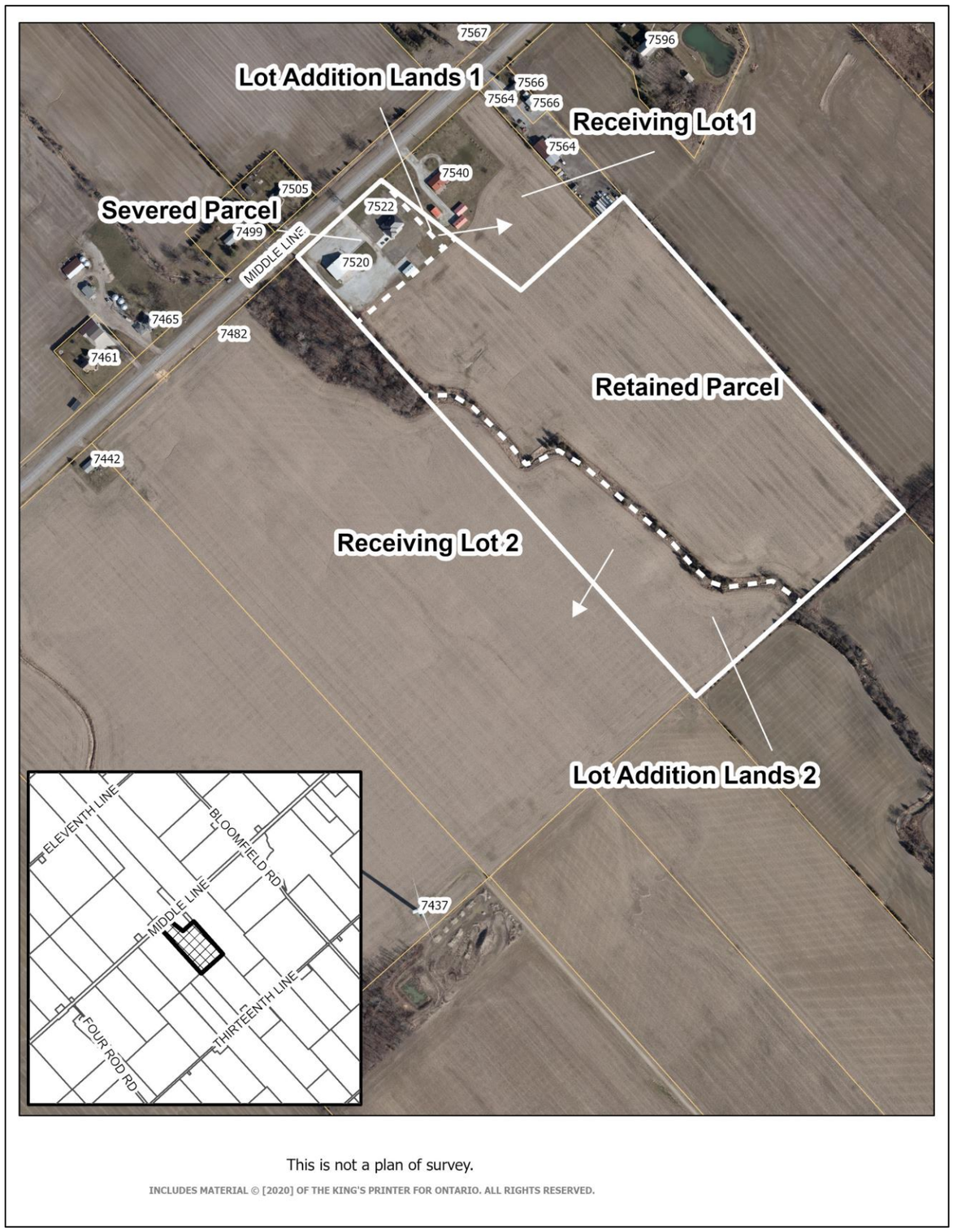
Watch the Live Stream:

- 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/UCnCqH9gITEm2qIumbLmZqEg
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of November, 2026.

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



This is not a plan of survey.

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