Municipality of Chatham-Kent
Development Services
Planning Services
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Notice of Complete Application and Public Meeting To Consider Applications for Official Plan Amendment, Zoning By-law Amendment and Consent

Take Notice that the Municipality of Chatham-Kent has received a complete Combined application **(File D-28 RA/35/26/N)** for Consent **(File B-68/26)**, Official Plan Amendment **(OPA No. 91) (File D-09 RA/04/26/N)** and Zoning By-law Amendment **(File D-14 RA/29/26/N)** under Sections 53, 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 7540 Middle Line, in Part of Lot 17, Concession 12, in the Community of Raleigh (Ward 1), known as Roll No. 3650 110 008 16600.

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 23, 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 2.5 ha (6.17 ac.) in area and contain a single detached dwelling and three (3) outbuildings, with the balance of the lands being comprised of cultivated farmland. The subject property is zoned Rural Industrial-138 (MR-138) and is designated Rural Industrial Area in the Chatham-Kent Official Plan.

The proposal is to sever and convey a 1.5 ha (3.7 ac.) portion of land as a lot addition to the abutting agricultural parcel at 7520 & 7522 Middle Line (PIN: 00865-0022). The lot addition lands consist entirely of cultivated agricultural land which is currently farmed with the receiving parcel. Following the conveyance, the retained parcel will have an area of approximately 1.0 ha (2.47 ac.) and will continue to contain an existing single detached dwelling and three (3) accessory buildings. The proposed lot addition is shown on the attached Key Map.

To facilitate the proposed lot addition, the following applications are required to establish a planning framework over the subject lands that accurately reflects their current and long-term function:

<u>Official Plan Amendment</u>

The Official Plan Amendment proposes to redesignate the subject lands from Rural Industrial Area to Agricultural Area.

The Rural Industrial Area designation reflects a past use of the property when it formed part of the adjacent farm parcel. The lands previously contained an airfield, hangar, and storage buildings associated with an agricultural aerial spraying business, which has ceased operations.

The Agricultural Area designation recognizes both the existing rural residential use of the retained parcel and the agricultural use of the lands proposed to be conveyed as a lot addition.

<u>Zoning By-law Amendment</u>

The Zoning By-law Amendment proposes to rezone the subject lands from Rural Industrial-138 (MR-138) to Agricultural (A1) in conformity with the proposed Official Plan redesignation.

The A1 zone recognizes the existing uses of the property, including the single detached dwelling, accessory buildings, and cultivated farmland.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed Official Plan Amendment, 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 Official Plan Amendment, 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.

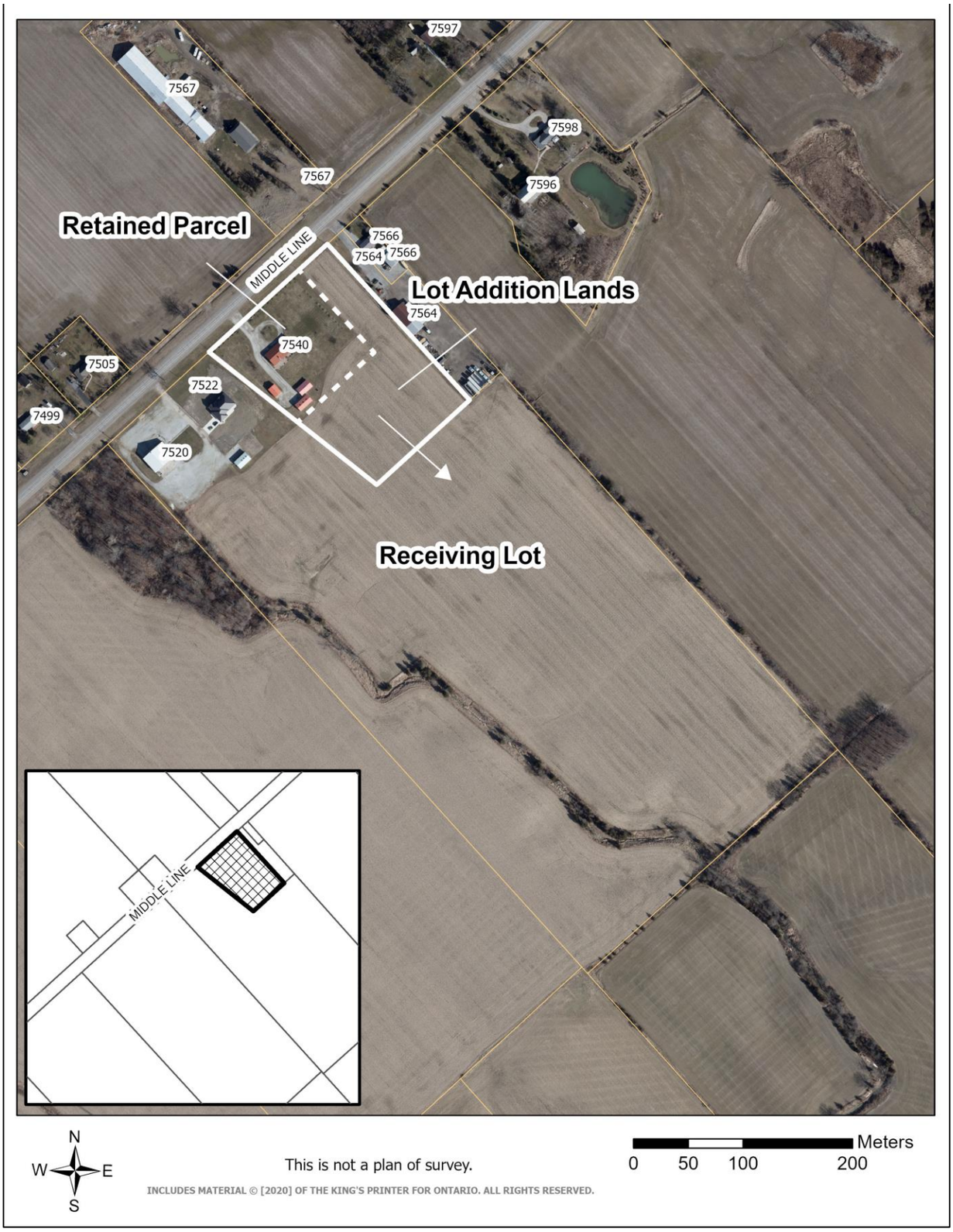
Watch the Live Stream:

- 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/UCnCqH9glTEm2qIumbLmZqEg
- 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
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Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map



Combined Application No. D-28 RA/35/26/N
CityView No. PL202600148
7540 Middle Line, Community of Raleigh (Ward 1)