

Notice of Decision

Applications: Combined Application (File D-28 HA/32/26/L) for Consent (File B-64/26) and Zoning By-law Amendment (File D-14 HA/26/26/L)

CityView #: PL202600145

Property: 35 Wolfe Street
Lot 9, Northeast of Wolfe Street, Registered Plan 109
Community of Harwich (Shrewsbury) (South Kent)

Roll Number: 3650 140 006 64800

It is hereby certified that the Council of the Municipality of Chatham-Kent at its meeting on October 5, 2026:

Approved

1. Consent application File B-64/26, to sever and convey one (1) new residential lot, approximately 1,021 sq. m (10,990 sq. ft.) in area, shown as Part 1 on the applicant's sketch, in Lot 9, Northeast of Wolfe Street, Registered Plan 109, in the Community of Harwich, subject to the following conditions:
 - a) that the Chatham-Kent Zoning By-law be amended to rezone the severed and retained parcels from Village Residential (VR) to Village Residential-1624 (VR-1624), which will recognize the lot frontage and lot area of both parcels, and limit permitted uses to a single detached dwelling;
 - b) that both the severed parcel and retained parcel be serviced by a municipal water connection; and where absent, a new service connection be installed at the applicants' expense and to the satisfaction of the Municipality; and that the applicants provide documentation confirming permit issuance of the required permits and payment of all applicable fees associated with the new service connection(s);
 - c) that civic addresses be assigned to the severed and retained parcels as follows:
 - i) Severed Parcel – 31 Wolfe Street
 - ii) Retained Parcel - 35 Wolfe Street
 - d) that a legible hard copy of the final reference plan be submitted to the Municipality; and,
 - e) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies). It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed for the issuance of the Certificate (stamping of deeds).
2. Zoning By-law Amendment application File D-14 HA/26/26/L and the implementing by-law be adopted.

Council passed By-law No. 121-2026, which noted:

The reasons for the Decision are incorporated in the Planning Services report dated October 5, 2026 which was adopted by Council. There were two (2) written submissions received with respect to the applications prior to the decision of Council. The submissions raised concerns with increased traffic, density, ability of the lots to accommodate septic systems and stormwater, and loss of open space. The submissions received were, on balance, taken into consideration by Council as part of its deliberations and final decision on the matter. In the opinion of Council, the approval is consistent with the Provincial Planning Statement and conforms to the Chatham-Kent Official Plan. The last day for appeal of this Decision is **October 26th, 2026**.

All conditions relating to the consent must be completed within two years of the date of this Notice of Decision.

Date of Notice of Decision: October 6th, 2026

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect of this matter, setting out the objection to the decision and the reasons in support of the objection, must be filed with the Municipal Clerk of the Municipality of Chatham-Kent via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8), no later than 4:30 p.m. on or before the last date of appeal, noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. The appeal fee of \$400 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. For more information on appeal procedure and payment, please visit the OLT website at www.olt.gov.on.ca.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

Notice of Planning Act Approval

Take Notice, that on **October 5, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Consent Application (File B-64/26) & Zoning By-law Amendment (File D-14 HA/26/26/L) submitted for property located at 35 Wolfe Street, in the Community of Harwich (Shrewsbury) (South Kent).

At the meeting, Council approved Consent Application to sever and convey one (1) new residential lot, approximately 1,021 sq. m (10,990 sq. ft.) in area, in Lot 9, Northeast of Wolfe Street, Registered Plan 109, in the Community of Harwich (Shrewsbury).

Zoning By-law No. 121-2026 was passed by Council to rezone the severed and retained parcels from Village Residential (VR) to Village Residential-1624 (VR-1624) to limit the permitted uses to a Single Detached Dwelling and set the required minimum lot area at 1,021 sq. m (10,990 sq. ft.) and lot frontage at 15.9 m (52.37 ft.).

Reasons for Approval

The reasons for the Decision are incorporated in the Planning Services report dated October 5, 2026 which was adopted by Council. There were two (2) written submissions received prior to the decision of Council. The submissions raised concerns with increased traffic, density, ability of the lots to accommodate septic systems and stormwater, and loss of open space. The submissions received were, on balance, taken into consideration by Council as part of its deliberations and final decision on the matter. In the opinion of Council, the approval is consistent with the Provincial Planning Statement and conforms to the Chatham-Kent Official Plan.

When and How to File an Appeal

Your appeal, together with the reasons for the appeal and the \$1,100.00 fee as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is on its website at <https://olt.gov.on.ca/appeals-process/forms/> and must be filed with the Municipal Clerk at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8, no later than 4:30 p.m. on or before the last date of appeal, noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal.

Last Date of Appeal: October 26, 2026

Who Can File an Appeal

Only the applicant, the Minister, a specified person or any public body may appeal a by-law of the Municipality to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law is passed, the specified person or public body made oral submissions at a public meeting or written submission to the Council of the Municipality of Chatham-Kent or, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

When the Decision is Final

The decision of the Municipality of Chatham-Kent is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Additional Information

Additional information about the application is available for public inspection during regular office hours at the Municipality of Chatham-Kent Planning Services office at the address, phone number and email address noted above.

Dated at the Municipality of Chatham-Kent this 6th Day of October, 2026.