

Notice of Decision

Applications: Combined Application (File D-28 CH/25/26/P) for Consent (File B-53/26) and Zoning By-law Amendment (File D-14 CH/24/26/P)

CityView #: PL202600125

Property: 9559 Pioneer Line
Part of Lot 8, Concession 4
Community of Chatham (Township) (North Kent)

Roll Number: 3650 410 001 95210

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-53/26, to sever a surplus dwelling (9559 Pioneer Line) on a new 0.93 ha (2.3 ac.) lot, shown as Parts 1, 2, 3, & 4 on the applicant's sketch, in Part of Lot 8, Concession 4, in the Community of Chatham (Township), together with a permanent easement over Part 2 and Part 4, in favour of the retained parcel, for access to the existing culvert crossing over the municipal drain and over a portion of cultivated farmland, and to permit a partial discharge of the existing mortgage, subject to the following conditions:
 - a) that the Chatham-Kent Zoning By-law be amended to:
 - i) rezone the residential surplus dwelling lot to a site-specific Agricultural -1173 (A1-1173) zone that permits a surplus dwelling on a lot greater than 0.8 ha (1.98 ac.); and,
 - ii) rezone the retained parcel to a site-specific Agricultural-1791 (A1-1791) zone to set a minimum lot area of 11.31 ha (27.95 ac) and to prohibit future dwellings;
 - b) that the applicant demonstrate the septic system on the severed parcel is functioning in accordance with Municipal Protocol;
 - c) that all Local Improvement Charges associated with the subject property be paid in full, and to the satisfaction of the Municipality;
 - d) that the applicant pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;
 - e) that a legible hard copy of the final reference plan be submitted to the Municipality; and,
 - f) 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 CH/24/26/P, and the implementing by-law was adopted.

Council passed By-law No. 119-2026.

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 no written or oral comments received from the public on this application. The last day for appeal of this Decision is **October 26, 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-53/26) & Zoning By-law Amendment (File D-14 CH/24/26/P) submitted for property located at 9559 Pioneer Line, in the Community of Chatham (Township) (North Kent).

At the meeting, Council approved Consent Application File B-53/26 to sever a surplus dwelling, being approximately 0.93 ha (2.3 ac.) in area, known municipally as 9559 Pioneer Line, in Part of Lot 8, Concession 4, in the Community of Chatham (Township).

Zoning By-law No. 119-2026 was passed by Council to rezone the severed lands from Agricultural (A1) to Agricultural-1173 (A1-1173) to permit a surplus dwelling on a parcel greater than 0.8 ha (1.97 ac.) in area, and to rezone the retained lands from Agricultural (A1) to Agricultural-1791 (A1-1791) to set a minimum lot area of 11.31 ha (27.95 ac.), and to prohibit future dwellings.

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 no written or oral submissions received with respect to the application prior to the decision of Council.

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.