

Notice of Complete Application and Public Meeting to Consider an Application for Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 TE/17/26/D**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 5416 Talbot Trail, Part of Lot 166, Concession Talbot Road Survey, in the Community of Tilbury East (West Kent).

And Take Further Notice that an application under the above file number will be heard by Municipal Council on the date, and at the time and place shown below:

Date: **Monday, September 21st, 2026**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is located on the south side of Talbot Trail, between Willan Road and Merlin Road, in the Community of Tilbury East (Roll No. 3650 060 003 27700). The property is approximately 2.55 ha (6.3 ac.) in area and contains three (3) existing industrial buildings. The lands are designated Recreational Residential Area in the Chatham-Kent Official Plan and are zoned Rural Industrial-240 (MR-240) and Hazard Land (HL)

The property has a long history of industrial use, having formerly been occupied by a tomato processing and canning facility that operated from the 1930s until the early 1990s. The current site-specific MR-240 zoning reflects this historic use and restricts permitted uses on the property to the following:

- Agricultural Processing Establishment
- Warehouse

The current owners acquired the property in 2024 and have since undertaken renovations to the existing industrial buildings. To enhance the functionality and marketability of the site, while making more effective use of the existing buildings and associated open space, a Zoning By-law Amendment application has been submitted to expand the range of permitted uses on the property.

The proposed amendment would bring the permitted uses on the site more closely in line with those permitted in the base Rural Industrial (MR) zone. Specifically, the application proposes to amend the MR-240 zone to permit the following additional uses:

- Agricultural Industrial Establishment
- Agricultural Service Establishment
- Builder's Supply Yard
- Contractor's Yard
- Retail Store engaged in the sale of farm produce
- Service Trade Establishment primarily serving the rural community
- Uses and Buildings accessory to the above permitted uses

The Hazard Land (HL) zone affecting the portion of the property adjacent to Lake Erie will not be altered through this application

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed 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 adoption of the proposed zoning by-law amendment, or refusal of a request for 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 a public meeting or make written submissions to the Corporation of the Municipality of Chatham-Kent before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent before the proposed zoning by-law amendment is passed, 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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 1st day of September, 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

