

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 RO/12/24/O**) for Consent (**File B-24/24**) and Zoning By-law Amendment (**File D-14 RO/15/24/O**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 1000042787 Ontario Limited, concerning property located at 2759 Talbot Trail Road, in Part of Lot 195, Concession Talbot Road Survey, in the Community of Romney (West Kent)

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, May 27th, 2024**
Time: **6:00 p.m.**
Location: **John D. Bradley Convention Centre, Ballroom**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: The subject property is through lot, with frontage on both Talbot Trail and 2nd Concession Line, in the Community of Romney (West Kent) (Roll No. 3650 010 003 10400). The lands are approximately 34.86 ha (86.16 ac.) in area and contains a single detached dwelling, three (3) outbuildings & two (2) steel bins. The subject property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1)

The proposal is to create a residential surplus dwelling lot, approximately 1.27 ha (3.16 ac.) in area. The surplus dwelling lot will contain the existing dwelling, outbuildings, and steel bins. It will also include the existing landscaped area surrounding the dwelling. The retained farm parcel will be approximately 33.5 ha (83 ac.) in area.

To implement the proposed Consent, a Zoning By-law Amendment is required to:

- i) rezone the severed parcel to a site specific Agricultural-1173 (A1-1173) Zone to permit a surplus dwelling on a lot size greater than 0.8 ha (1.98 ac.); and,
- ii) rezone the retained parcel to a site specific Agricultural-1 (A1-1) Zone to prohibit future dwellings;

The retained farm will be approximately 33.5 ha (83 ac.) in area and continue to be farmed.

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/UCnCcH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of May, 2024.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Chatham ON N7M 5K8
Phone: 519.360.1998
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Email: CKclerk@chatham-kent.ca

Key Map

