

## **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 C/08/24/O**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 2472111 Ontario Inc. and Mohamed Sarhan, concerning property located at 575 Queen Street, in Lots-10 to 12, Plan 427, in the Community of Chatham (City), known as Roll No. 3650 420 008 16800.

**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 shown below:

Date: **Monday, April 29, 2024**  
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 northeast corner of the Queen Street and Tweedsmuir Avenue East intersection, in the Community of Chatham (City). The property is approximately 0.21 ha (0.52 ac.) in area and contains a single storey commercial building comprised of two (2) units. The lands are designated Community Commercial Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Office and Service) (UC(OS)).

The application proposes to expand the uses permitted over the subject lands by including Personal Service Establishment as an additional permitted use. The Chatham-Kent Zoning By-law defines this use as follows:

*Personal Service Establishment:*

*“means a building, or part thereof, in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, including but not necessarily restricted to, the premises of a barber, hairdresser, beautician, masseur, tailor, dressmaker and shoemaker, but does not include a massage or body-rub parlour or any adult entertainment establishment. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.*

The Personal Service Establishment use intended for the property at this time is a hair and nail salon business, which is to operate from one of the commercial units. There will be no change to the physical characteristics of the site.

The application will specifically rezone the subject property to a site-specific UC(OS)-1714 Zone which adds “Personal Service Establishment” as an additional permitted use. All other applicable provisions of the Chatham-Kent Zoning By-law will continue to apply to the site.

**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 decision of the Corporation of the Municipality of Chatham-Kent on the proposed 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, 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, 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 9<sup>th</sup> day of April, 2024

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](mailto:CKclerk@chatham-kent.ca)

**Key Map**

