

Notice of Planning Act Approval

Take Notice, that on **April 27, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Official Plan Amendment and Zoning By-law Amendment concerning the entire Municipality of Chatham-Kent.

Official By-law Amendment No. 88 was adopted by **By-law No. 43-2026**, which amended Section 2.3.4.2.18 by allowing an increase in the number of Dwelling Units on a lot containing a Single Detached Dwelling, Semi-Detached Dwelling or Rowhouse Dwelling in the Residential Area from three (3) to four (4).

Zoning By-law No. 44-2026 was passed by Council to amend the Chatham-Kent Zoning By-law 219-2008, as amended, to:

- a. Implement Official Plan Amendment No. 88,
- b. Amend Section 3 – Definitions, to:
 - i. Remove Definition of “Church”,
 - ii. Add Definition of “Place of Worship”,
 - iii. Add Definition of “Supportive Housing”,
- c. Amend Section 4 – General Provisions, to:
 - i. Remove Section 4.6(3) – Dwelling Units Per Lot (Maximum),
 - ii. Amend Section 4.6(4) – Additional Dwellings, to increase the number of dwelling units in a Single Detached Dwelling from three (3) to four (4); including up to two (2) units in an ancillary structure, where the total number of dwelling units on the property does not exceed four (4),
 - iii. Amend Section 4.19(c) to clarify off-street Parking Space dimensions,
 - iv. Amend Accessible Parking regulation and separate to new section,
- d. Amend Section 5 – Zones, to:
 - i. Add “Apartment Dwelling” as a permitted use in the Residential Medium Density First (RM1) zone,
 - ii. Increase Maximum Building Height of Dwelling types in the Residential Medium Density (RM) zones,
 - iii. Remove provision (w) from Section 5.21.1, Agricultural (A1) Zone
- e. Amend Schedule “A” – Zoning Maps, and Schedule “B” – Exceptions to Zones, to amend the Zone and/or Special Zone Provisions of the following property:
 - i. 273 Main Street, Dresden,

Council also approved the following recommendation:

“That consideration of zoning by-law amendments for the following properties be postponed to a future public meeting and that public notice under the Planning Act be given by regular mail for each property:

- i. 199 Westcourt Boulevard, Wallaceburg,
- ii. 55 Minnie Street, Wallaceburg
- iii. 92 Churchill Street, Chatham,
- iv. 55 Croydon Street, Chatham,
- v. 110 Sandys Street, Chatham,
- vi. 426 Lacroix Street, Chatham,
- vii. 396-416 Park Street/421-461 Park Avenue East, Chatham”

Reasons for Approval

The recommendation of Administration was to approve the Official Plan Amendment and Zoning By-law Amendment, as described above, for the reasons outlined in the Planning Services Report, dated April 27, 2026 which was adopted by Council. There were one (1) oral submission at the meeting that cited the manner in which notice of the public meeting was given. Public notice of the proposed Zoning By-law Amendment was given in accordance with Ontario Regulation 545/06. All submissions received, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment can be made by filing a notice of appeal with the Municipal Clerk 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, as 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 \$1,100 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Last Date of Appeal: May 18, 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 28th day of April, 2026