

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/05/26/O**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 178 William Street South, in Part Park Lot A, South of Park Street, on Plan 349 in the Community of Chatham (City).

Date: **Monday, April 27, 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 at the southwest corner of the intersection of William Street South and Duluth Street, in the Community of Chatham (City) (Roll No. 3650 420 004 09500). The subject lands are currently vacant and approximately 1,022 sq. m (11,000 sq. ft.) in area. The lands are designated Residential Area in the Official Plan and zoned Residential Low Density Third (RL3).

The purpose of the application is to permit the development of a multi-unit residential building on the subject lands. Specifically, the proposal is for a new 3-storey, 10-unit, Multiple Dwelling with six (6) three-bedroom units, three (3) two-bedroom units, and one (1) studio apartment. The development includes twelve (12) off-street parking spaces.

A Zoning By-law Amendment application is required to implement the proposed development. This application will implement the direction of the Official Plan and rezone the subject property to a site-specific Residential Medium Density First-1784 (RM1-1784) Zone, to permit a Multiple Dwelling and establish the following regulations, as shown on the attached Conceptual Site Plan:

- a) Maximum Density – 10 Dwelling Units;
- b) Setback from Front Lot line (William Street South) – 2.3 m (7.55 ft.);
- c) Exterior Side Yard setback (Duluth Street) – 3.5 m (11.48 ft.);
- d) Off-street Parking Requirement – 1.2 spaces per unit;
- e) One (1) off-street parking space is permitted within the exterior side yard (Duluth Street);
- f) Setback for an unenclosed, uncovered stairway, stoop or porch to a Front Lot Line – 1.3 m (4.27 ft.);
- g) Site Visibility Triangle at the William Street South and Duluth Street intersection, where no part of any building or structure shall be permitted – 7.5 m (24.61 ft.);
- h) Front Lot Line – William Street South; and,
- i) Any building or structure accessory to a Multiple Dwelling use be subject to the minimum front yard setback, and to maintain a minimum 1.0 m (3.28 ft.) setback from the interior side lot line and rear lot line.

The RM1 zone would otherwise permit a range of medium-density residential development, including semi-detached dwelling, row house dwelling (including stacked or back-to-back), duplex dwelling, triplex dwelling, double duplex dwelling, and fourplex dwelling.

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.

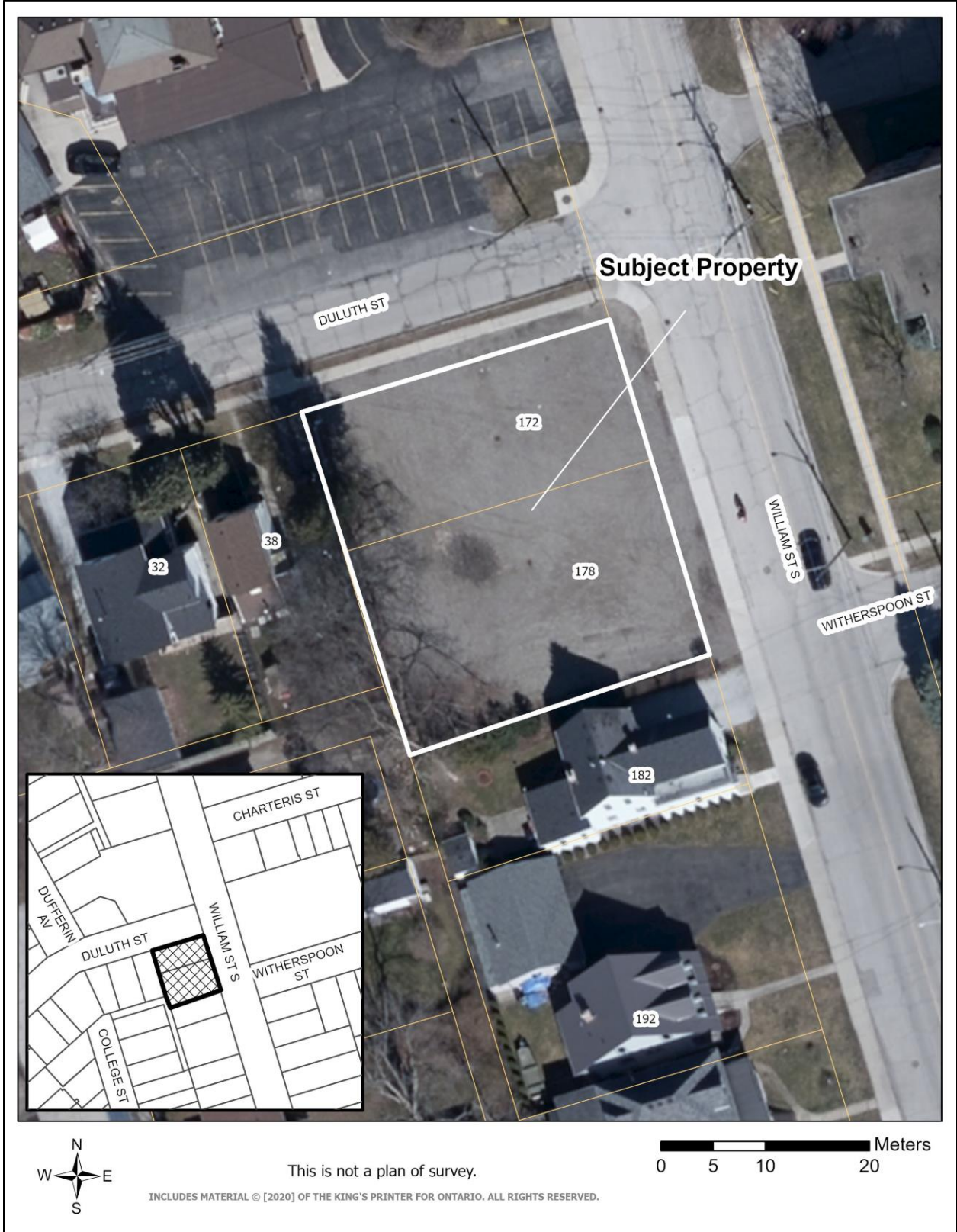
Watch the Live Stream:

- 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 April, 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



Conceptual Site Plan

