

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

Take Notice that the Municipality of Chatham-Kent has received an application for Zoning By-law Amendment (**File D-14 C/06/25/F**) under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, concerning property located at 85 Taylor Avenue, Lot 45 and Part of Lot 46, Block B, Plan 48; Part of Lots 31 and 32, Plan 781, Community of Chatham (City) (Roll No. 3650 420 053 10900).

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 28, 2025**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect The subject property is located on the east side of Taylor Avenue, south of McNaughton Avenue East, in the Community of Chatham (City). The lands are approximately 0.57 ha (1.4 ac.) in area and contain a single detached dwelling and two (2) outbuildings. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density Second (RM2).

The purpose of the application is to facilitate development of the subject property for a new apartment dwelling with a total of up to 70-units in a building up to five (5) storeys in height. The RM2 zone permits an apartment dwelling as-of-right but limits it to a medium density of 75-units per hectare and maximum height of 10.97 m (36 ft.). The apartment dwelling proposed for the site will be located towards the rear of the property with off-street parking, at a rate of 1.25 spaces per unit, located around the building and within the remaining limits of the property. The site is accessed from a single entrance from Taylor Avenue. A storage building is also proposed for the site to accommodate the needs of tenants.

A conceptual site plan of this development and conceptual renderings of the design, provided by the applicant, are attached to this notice.

Zoning By-law Amendment

The Zoning By-law Amendment application is required to deal with deficiencies in the regulations of the RM2 zone to allow for an apartment dwelling at the scale and density described above. The application is specifically to amend the following regulations for an apartment dwelling use within the RM2 zone.

- Maximum Building Height from 10.97 m (36 ft.) to 16.76 m (55 ft.).
- Maximum Density from 75 dwelling units per hectare to 125 dwelling units per hectare.
- Minimum Interior Side Yard Setback (south lot line only) from 7.62 m (25 ft.) to 6 m (19.7 ft.).
- Relief from Section 4.19 q) i) to permit the full width of the front yard area to be used for parking, a driveway and sidewalk.

The Zoning By-law Amendment application is also requesting to establish the following regulations for the storage building:

- Minimum building setback from all lot lines - 6 m (19.7 ft.).
- Maximum building height - 5 m (16.4 ft.).
- Maximum lot coverage – 10%.

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.

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.

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 Specified 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 Specified 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. 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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

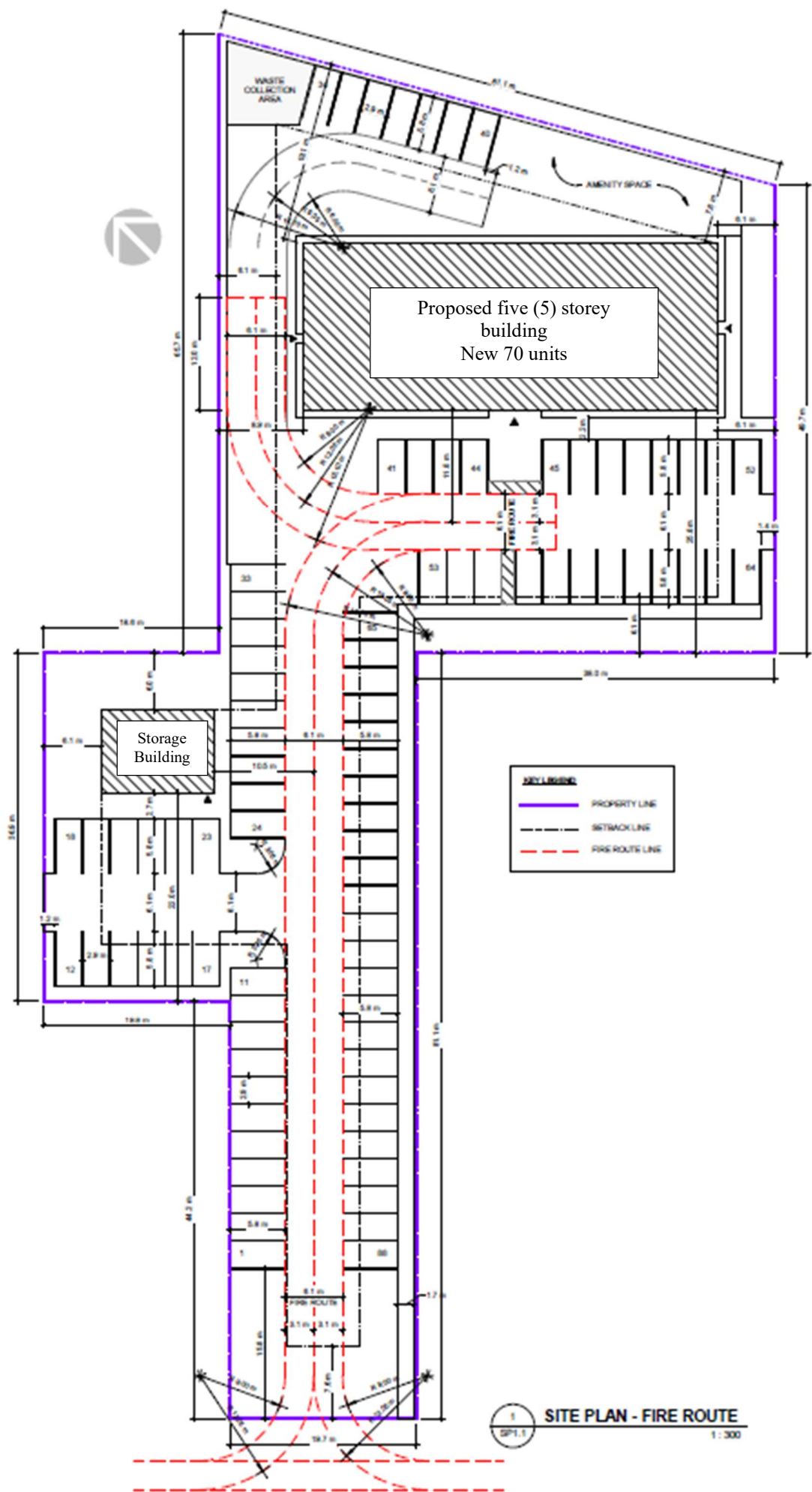
Dated at the Municipality of Chatham-Kent this 7th day of April, 2025.

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



Concept Rendering

