

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 BO/20/26/D**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning 126 Elm Street East, consisting of Lot 483 and Lot 484, Plan 141, in the Community of Bothwell (East Kent).

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 and place shown below:

Date: **Monday, August 10th, 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 lands consist of two (2) abutting lots located on the north side of Elm Street East, between Main Street North and Peter Street North, in the Community of Bothwell (Roll No. 3650 320 002 07200). Each lot has an approximate area of 612 sq. m (6,587 sq. ft.). The westerly lot, described as Lot 484, Plan 141, and municipally known as 126 Elm Street East, contains an existing vacant commercial building. The easterly lot, described as Lot 483, Plan 141 is currently vacant. The lands are designated Secondary Urban Centre in the Chatham-Kent Official Plan and are zoned Urban Commercial (Central Business District)-628 (UC(CBD)-628).

The purpose of the Zoning By-law Amendment application is to facilitate the development of the vacant easterly parcel (Lot 483, Plan 141) with a single detached dwelling, and to maintain the commercial zoning over the developed parcel (Lot 484, Plan 141). The application is specifically to:

- Rezone the easterly lot (Lot 483, Plan 141) from UC(CBD)-628 to Residential Low Density Second (RL2) to permit a low-density residential use.
- Amend the site-specific UC(CBD)-628 zone that will remain over the westerly lot (Lot 484, Plan 141) to recognize the subject lands as separate parcels. No changes are proposed to the range of permitted uses within the UC(CBD)-628 zone, which will continue to include a catering establishment and all uses permitted within the base UC(CBD) zone.

Both parcels will continue to be subject to all applicable provisions of the Chatham-Kent Zoning By-law and Development Standards.

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/UCnCcQH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 20th day of July, 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

