

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 TI/29/25/C**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 1 Dufferin Street South and 4 Mill Street East, in Part of Lots 23 & 36, Plan 191 and Part of Lot 18, Concession 4 (Tilbury East), in the Community of Tilbury (West 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 11, 2025**
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 are located at the southeasterly corner of the Dufferin Street South and Mill Street East intersection, in the Community of Tilbury (Roll No. 3650 080 001 67800 & 33200). The lands are approximately 0.22 ha (0.65 ac.) in area and are currently vacant. A single detached dwelling previously existed on the property fronting Dufferin Street South, which was demolished around 2005. The lands are designated Downtown / Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The purpose of the application is to facilitate the development of a four (4) storey apartment dwelling. The proposed building is approximately 307 sq. m (3,300 sq. ft.) in area and is planned to contain 20 units (five (5) per floor). A conceptual site plan is included with this notice.

Zoning By-law Amendment

A Zoning By-law Amendment is required to implement the proposed development. The application will permit an Apartment Dwelling as an additional permitted use and amend certain regulations of the Urban Commercial (Highway Commercial First Density) (UC(HC1)) zone for an Apartment Dwelling use, specifically to:

- i) Reduce the required Front Yard Depth Minimum (abutting Dufferin Street South) from 7.62 m to 0.5 m;
- ii) Set the Exterior Side Yard Depth Minimum at 4.2 m;
- iii) Increase the Maximum Building Height from 11 m to 12 m;
- iv) Exempt the property from Section 4.32, Sight Visibility Triangles; and,
- v) Exempt the property from Section 4.17(1)(b), Landscaped Open Space.

If approved, a Site Plan Control application will be required to facilitate the implementation of the proposed development on the subject lands. The Site Plan Control application will set out technical requirements for servicing, stormwater management, public safety, building and parking location, access, and lighting.

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

Dated at the Municipality of Chatham-Kent this 22nd day of July, 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



Application No. D-14 TI/29/25/C
CityView No. PL202500083
1 Dufferin Street South and 4 Mill Street East, Community of Tilbury (West Kent)

