

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/47/25/R**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 135 Semenyn Avenue, in Lot 31, Plan 555 in the Community of Chatham (City).

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, December 15, 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 property is located on the south corner of the intersection of Semenyn Avenue and Couture Drive, in the Community of Chatham (City) (Roll No. 3650 420 034 09701). The subject lands are approximately 0.085 ha (0.21 ac.) in area and contain a residential dwelling with four (4) units. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2).

The application is to permit the redevelopment of the existing dwelling structure to increase the number of residential units from four (4) to six (6). In addition, it is to allow one (1) required off-street parking space to be located in the exterior side yard, which is along the Semenyn Avenue frontage. This off-street parking space is to enable the property to meet the off-street parking requirement for a six (6) unit residential dwelling, which is six (6) spaces. The Conceptual Site Plan on the reverse demonstrates the proposed parking layout for the property.

The application is specifically to rezone the property to a site-specific Residential Low Density Second-1764 (RL2-1764) Zone that will add Multiple Dwelling (up to a maximum six (6) units) in the existing dwelling structure as an additional permitted use. It will also allow a maximum one (1) parking space within the exterior side yard of the property, no closer than 2.0 m (6.56 ft.) from the exterior lot line.

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:

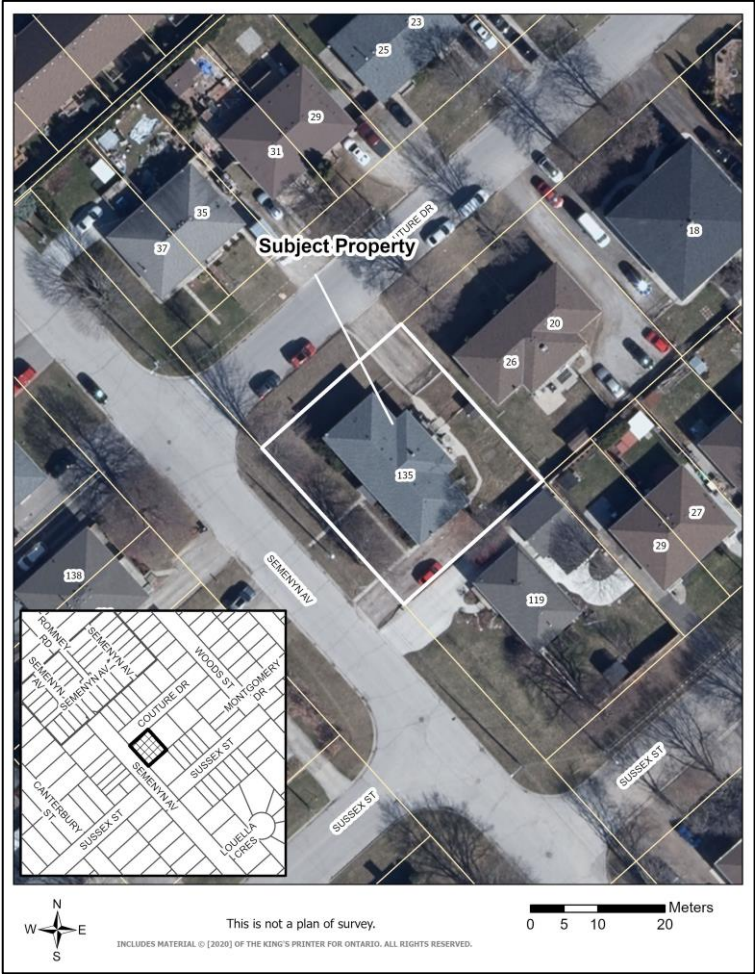
- Chatham-Kent's Facebook Page: <https://www.facebook.com/MunicCK/>

- YourTV CK’s Facebook Page: <https://www.facebook.com/yourtvck/>
- YourTV CK’s YouTube Channel: <https://www.youtube.com/channel/UCnCcH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 24th day of November, 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

