

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/43/25/C**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 167 Delaware Avenue, Part of Lots 35 & 36, Plan 233, in the Community of Chatham (City), known as Roll No. 3650 420 005 05400.

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, December 15, 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 Delaware Avenue with additional frontage on Bedford Street, between Dovercourt Street and Gladstone Avenue, in the Community of Chatham (City). The lands are approximately 2,424.1 sq. m (26,092.8 sq. ft.) in area and contain a Fourplex Dwelling and six (6) off-street parking spaces. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2).

Further development of the subject property is being proposed through this application. It is specifically to permit a second Fourplex Dwelling on the lot. A Conceptual Site Plan of the proposed development is attached to this notice, which delineates the building location and five (5) new off-street parking spaces.

Zoning By-law Amendment

To facilitate this development, the zoning by-law amendment application is to rezone the property to a site-specific Residential Low Density Second-1765 (RL2-1765) Zone, which will permit up to a maximum of two (2) Fourplex Dwellings. This site-specific zone will also include provisions for the development to proceed as shown on the conceptual site plan, including the building setback from all lot lines - as shown on the plan. It is also to allow for a maximum building height for a two (2) storey development, which is consistent with a Fourplex Dwelling.

The development will utilize the existing access from Delaware Avenue and the site will meet the parking requirement as set out under Section 4.19(r) of Zoning By-law. This requirement is one (1) space per dwelling unit, up to eight (8) units. There are a total of 11 off-street parking spaces proposed for the property.

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 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 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 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, 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.

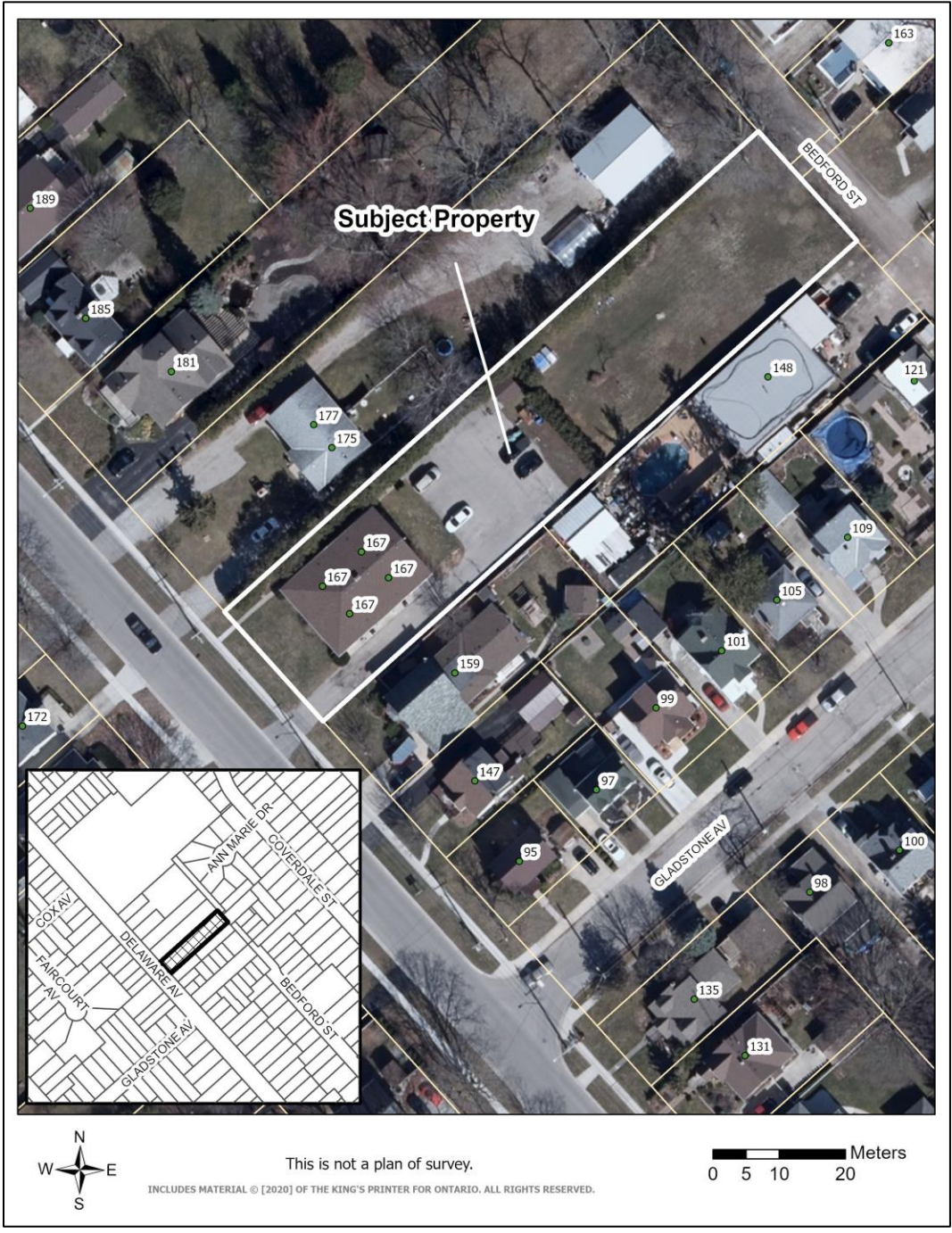
Watch the Live Stream:

- 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 25th 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

