

Notice of Public Meeting under the Planning Act

Take Notice that the Council of the Municipality of Chatham-Kent will consider amendments to the Chatham-Kent Official Plan and Zoning By-law, under Sections 21 and 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the entire Municipality of Chatham-Kent.

And Take Further Notice that the proposed amendments will be considered 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**

Proposed Official Plan Amendment

Policies for Cultural Heritage – Heritage Properties

An Official Plan Amendment to Section 5.3 – Heritage Resources Policies is proposed. The amendments would update Chatham-Kent's goals and objectives related to built heritage conservation; fulfil a strategic direction of Municipal Council; and, establish policies to guide future decision-making related to heritage conservation.

The proposed policy includes: General heritage policies; Municipally owned heritage buildings; Municipal Heritage Committee; Municipal Heritage Register; Identification and protection of significant heritage buildings; Development and redevelopment of heritage buildings; Heritage Conservation Districts; archaeological resources; and, Implementation.

The proposed policy aligns with the Ontario Heritage Act and outlines specific processes for: Assessing the value of candidate heritage buildings; Protecting heritage buildings; Evaluating proposals to redevelop protected heritage buildings; Evaluating proposals to alter the protected features of heritage buildings.

In addition, the policy confirms roles and responsibilities of Municipal Council, the Municipal Heritage Committee, the Public, and Owners of heritage properties in conformity with the Ontario Heritage Act.

Proposed Zoning By-law Amendment

Increasing permission from Three, to Four Storey Mixed Use Commercial/Residential Buildings in Commercial Zones

On April 12, 2024, the Government of Canada released a new housing plan, called, "Solving the housing crisis: Canada's Housing Plan". Certain elements of the plan include incentivizing municipal zoning reform to increase housing density in urban areas. As a part of this plan, the Housing Accelerator Fund (HAF), was implemented through the Canadian Mortgage and Housing Corporation (CMHC). This program, through the federal government, provides funding directly to municipalities who have submitted successful applications to the program. Chatham-Kent has been approved to receive \$10,057,602.90 through the HAF, for which receipt of grant payments is subject to the terms of a contribution agreement with the CMHC.

Chatham-Kent has committed to establish as-of-right permissions for mixed use commercial/residential developments to four or more stories high along key corridors in Urban Areas. Chatham-Kent already permits a mixed-use commercial/residential use in several Urban Commercial zones, and defines the use as the following:

"MIXED USE COMMERCIAL/RESIDENTIAL BUILDING" means a building containing on the ground or first floor a non-residential use permitted in the zone and a dwelling unit(s) above the non-residential use or behind the non-residential use. However, the residential use on the ground or first floor, may not be more than 50% of the gross floor area.

Proposed Zoning Amendments include:

- Change the maximum permitted building height in the Urban Commercial (Office and Service) (UC(OS)) from 10.67 m to 15.24 m.
- Change the maximum permitted building height in the Urban Commercial (Highway Commercial First Density) (UC(HC1)) from 11 m to 15.24 m.
- Change the maximum permitted building height in the Urban Commercial (Highway Commercial Second Density) (UC(HC2)) from 7.92 m to 15.24 m.
- Change the maximum permitted building height in the Urban Commercial (Community Commercial) (UC(CC)) from 12.19 m to 15.24 m.

General Zoning By-law Amendments are also proposed. These amendments include:

- Adding clarifying language in Section 4.2(7) – Accessory Uses in Residential High Density Zones, to address Commercial floor area regulations for mixed use commercial/residential buildings.
- Adding “Laundromat” as a permitted use in the Urban Commercial (Central Business District Zone).

Information and Providing Comment

For more information about these matters, including information about appeal rights, contact Jeremy Lefaive, Planner I, Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca. A full copy of the proposed amendments are available at www.chatham-kent.ca. Mail should be directed to Municipality of Chatham-Kent Planning Services, 315 King Street West, Box 640, Chatham ON N7M 5K8.

Dated at the Municipality of Chatham-Kent this 19th day of November, 2025.