

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 WA/51/25/O**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 217 & 219 Margaret Avenue, in in Part of Lot 17, Registrar's Compiled Plan 789, & Part of Lot 14, Concession 2 in the Community of Wallaceburg.

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, February 23rd, 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 property is located on the north side of Margaret Avenue, between Dundas Street and Dora Drive, in the Community of Wallaceburg (Roll Nos. 3650 441 002 11000 & 10900). The property is approximately 0.23 ha (0.56 ac.) in area and contains a commercial building, a single detached dwelling, and an associated off-street parking area. The subject property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

The subject property previously contained an Automobile Service Station, which has recently ceased operations, and the property has changed ownership. The application proposes to permit an Automobile Sales and Service Establishment, being a used car dealership, at the property. Automobile Sales and Service Establishment is defined in the Zoning By-law as:

"AUTOMOBILE SALES AND SERVICE ESTABLISHMENT" means a lot, building or structure where the business of selling new and used motor vehicles is conducted, and may include the display, storage and sale of such motor vehicles; the storage and sale of automobile accessories and related products; offices, show rooms and sales rooms; the leasing or renting of motor vehicles; the sale of fuel, the servicing, washing, repairing, cleaning, polishing, painting of motor vehicles; a towing service; where such uses are incidental to the main use but shall exclude temporary sales trailers as offices or premises for this use.

The proposed Zoning By-law Amendment will rezone the subject property from Residential Low Density First (RL1) to Urban Commercial (Community Commercial)-1775 (UC(CC)-1775), and will permit the following uses:

- Existing Single Detached Dwelling.
- Automobile Service Station.
- Automobile Sales and Service Establishment.

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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of February, 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

