

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 application (**File D-14 C/01/26/O**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 420 Queen Street, in Part of Lot 24, Concession 2; Lot 86, Plan 385, 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, 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 at the southwest corner of Queen Street and Park Avenue West, with additional frontage on Prince Arthur Avenue, in the Community of Chatham (City) (Roll No. 3650 420 017 15900). The property is approximately 5,590 sq. m (60,176 sq. ft.) in area and contains an existing commercial building occupied by Shopper's Drug Mart with a second two-story unit that is currently vacant. The lands are designated Community Commercial Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Community Commercial)-1377 (UC(CC)-1377).

The application proposes to permit the redevelopment of the second storey of the vacant commercial unit into a three-bedroom residential unit. This residential use will be confined to the second storey, with the ground floor reserved for a future commercial use.

Zoning By-law Amendment

There is no residential use currently permitted under the UC(CC)-1377 zone. Therefore, the Zoning By-law Amendment application proposes to add a Mixed-Use Commercial/Residential Building as an additional permitted use, and to apply the following regulations to this use:

- Max Density – 1 residential unit
- The residential use is limited to the second floor of the existing building

No changes are being proposed to the exterior of the building nor the overall site.

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 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

