

Notice of Planning Act Approval

Take Notice, that on **January 26, 2026**, Council of the Corporation of the Municipality of Chatham-Kent approved Zoning By-law Amendment application (**File D-14 TI/49/25/T**) concerning the property located at 23 Louise Street, Community of Tilbury (West Kent).

Zoning By-law No. 1-2026 was passed by Council to amend the Special Zone Provisions for an Apartment Dwelling use, in the Urban Commercial (Highway Commercial First Density)-1531 (UC(HC1)-1531) Zone, which specifically applies to 23 Louise Street, to:

- i) Maximum Building Height – 9.6 m;
- ii) Minimum Front Yard Depth – 0.91 m;
- iii) Minimum Exterior Side Yard Width – 0.12 m;
- iv) Minimum Rear Yard Depth – 5.95 m;
- v) Maximum Density – 12 dwelling units; and,
- vi) Required Off-street Parking – 15 spaces (1.25 spaces per unit)

Reasons for Approval

The reasons for the Decision are incorporated in the Planning Services report dated January 26, 2026 which was received by Council. There were no written or oral submissions received with respect to the applications prior to the decision of Council.

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment can be made by filing a notice of appeal with the Municipal Clerk via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting Chatham-Kent as the Approval Authority. Please note, first-time users of the OLT's e-file service will need to register for a My Ontario Account. If the OLT's e-file service is not working, please file the appeal with the Municipal Clerk at ckclerk@chatham-kent.ca (or at 315 King Street West, Box 640, Chatham, Ontario, N7M 5K8), no later than 4:30 p.m. on or before the last date of appeal, as noted below. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. The appeal fee of \$1,100 can be paid online through OLT's e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Last Date of Appeal: February 16, 2026

Who Can File an Appeal

Only the applicant, the Minister, a specified person or any public body may appeal a by-law of the Municipality to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law is passed, the specified person or public body made oral submissions at a public meeting or written submission to the Council of the Municipality of Chatham-Kent or, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

When the Decision is Final

The decision of the Municipality of Chatham-Kent is final if a Notice of Appeal is not received on or before the last date of appeal noted above.



Municipality of Chatham-Kent
Development Services
Planning Services
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Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
CKplanning@chatham-kent.ca

Additional Information

Additional information about the application is available for public inspection during regular office hours at the Municipality of Chatham-Kent Planning Services office at the address, phone number and email address noted above.

Dated at the Municipality of Chatham-Kent this 27th Day of January, 2026.