

Notice of Public Meeting to Consider an Application for Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received an application for Zoning By-law Amendment (**File D-14 TI/49/25/T**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 23 Louise Street, Community of Tilbury (West Kent), Part of Lots 15 & 18, Plan 280, known as Roll No. 3650 080 001 01200.

And Take Further Notice that an application under the above file numbers will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, January 26, 2026**
 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 an 830 sq. m (8,900 sq. ft.) vacant parcel located south of Mill Street West, between Albert Street and Lyon Street, in the Community of Tilbury. The lands are designated Downtown/Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial-Highway Commercial First-1531 (UC(HC1)-1531).

In 2020, Planning Act applications were approved to facilitate development of a 4-storey, 18-unit residential apartment building on the subject lands. At that time, the lands were rezoned to UC(HC1)-1531 to include an Apartment Dwelling as an additional permitted use, and to establish specific regulations for the implementation of such use over the subject property. These regulations are specific to maximum building height, minimum building setbacks from lot lines, and off-street parking requirement – and are shown under “Current” in the table below.

The development proposed for the subject lands has since been revised. The Apartment Dwelling is now proposed to be a 3-storey, 12-unit building. Changes to the site-specific regulations are required to facilitate the new building. These changes are shown under “Proposed” in the table below and reflect the conceptual site plan that is attached to this notice.

Zoning By-law Amendment – To implement the Apartment Dwelling development as shown on the conceptual site plan, a Zoning By-law Amendment application is required to amend provisions of the site-specific UC(HC1)-1531 to the following:

Zone Regulation	Current	Proposed
Maximum Building Height	14 m	9.6 m
Minimum Front Yard Depth	0 m	0.91 m
Minimum Exterior Side Yard Depth	0.3 m	0.12 m
Minimum Rear Yard Depth	7.0 m	5.95 m
Maximum Density	18 dwelling units	12 dwelling units
Required Off-street Parking Spaces	22 spaces (1.2 spaces per unit)	15 spaces (1.25 per unit)

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 Specified 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 Specified 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.

If applicable, the owner of any land that contains seven or more residential units shall place this notice in a location that is visible to all residents.

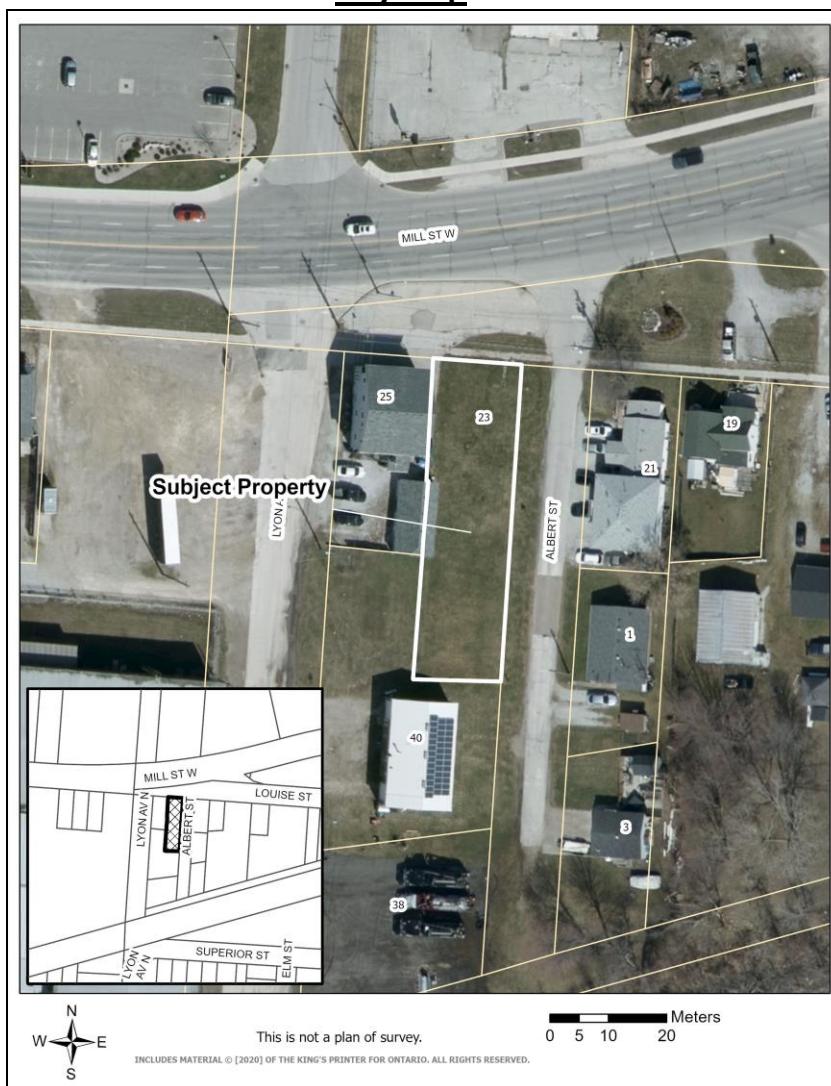
Watch the Live Stream:

- 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 6th day of January, 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

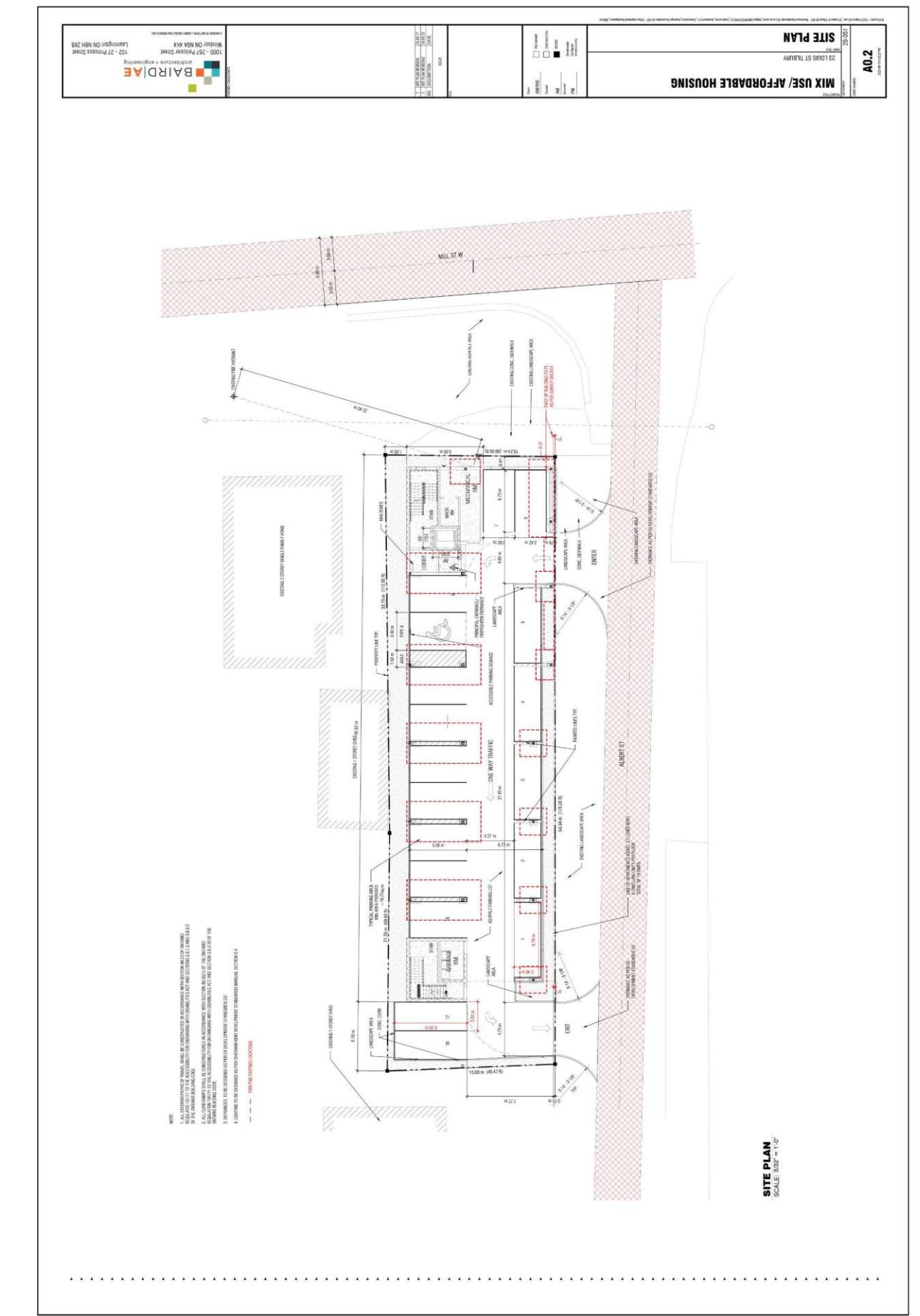


Combined Application No. D-14 TI/49/25/T

CityView No. PL202500185

23 Louise Street, Community of Tilbury (West Kent)

Conceptual Site Plan



Combined Application No. D-14 TI/49/25/T
CityView No. PL202500185
23 Louise Street, Community of Tilbury (West Kent)