

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 C/47/25/R**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 135 Semenyn Avenue, in Lot 31, Plan 555 in the Community of Chatham (City).

And Take Further Notice that this application was before Municipal Council at the December 15, 2025 meeting, for which Council passed the following resolution:

“That Zoning By-law Amendment application File D-14 C/47/25/R be deferred to a future public meeting for which further public notice be given in accordance with the Planning Act.”

This Notice of Public Meeting satisfies the public notice requirement of this resolution.

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, March 23, 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 Semenyn Avenue and Couture Drive intersection, in the Community of Chatham (City) (Roll No. 3650 420 034 09701). The parcel is approximately 0.09 ha (0.2 ac.) in area and is developed with a residential building containing four (4) dwelling units. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2).

The purpose of the application is to facilitate the redevelopment of the existing dwelling to increase the number of residential units from four (4) to six (6). The proposal also seeks approval to allow the continued use of tandem parking on-site to meet the parking requirements of the Chatham-Kent Zoning By-law. The site plan drawing attached to this notice demonstrates the existing parking layout for the property, which is proposed to be maintained.

The Zoning By-law Amendment application is required to permit the planned redevelopment. Specifically, the application seeks to rezone the property to a site-specific Residential Low Density Second-1764 (RL2-1764) Zone to:

- Add a Multiple Dwelling containing no more than six (6) dwelling units within the existing structure as an additional permitted use.
- Recognize the existing tandem parking arrangement at the site for compliance with the Zoning By-law.

Please note that the tandem parking provision noted above is to address concerns raised at the December 15, 2025 Council Meeting with respect to the one (1) parking space within the exterior side yard of the property, which is not longer part of the application. To be clear, there is no change to existing parking areas on the subject property being proposed by this application.

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 March, 2026.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Site Plan

