

Notice of Public Meeting to Consider a Zoning By-law Amendment related to Housing

Take Notice that the Council of the Municipality of Chatham-Kent will consider an amendment to the Chatham-Kent Zoning By-law, under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 199 Westcourt Boulevard, in Lot 87, Part of Lots 85, 86 & 88 Plan 765, and Part of Lot 10, Plan 782, Community of Wallaceburg

And Take Further Notice that the proposed amendment will be consider by Municipal Council on the date, and at the time and place shown below:

Date: **Monday, May 25, 2026**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect: Chatham-Kent has made it a strategic priority to develop housing, including affordable housing, in the community. In implementing this direction, Chatham-Kent is pursuing a number of housing developments, including at 199 Westcourt Boulevard, Wallaceburg.

The housing development at 199 Westcourt Boulevard has been progressing since 2021. On August 12, 2024, the Municipality proceeded with preparing a full design for a 72-unit housing development at this location and followed by issuing a request for tender in March 2026. More information on this initiative can be found at www.letstalkchatham-kent.ca/affordable-housing-developments.

A Zoning By-law Amendment at this location is intended to put in place development regulations that reflect the planned use of the property, being a five-storey apartment dwelling containing 72 rental units. Apartment units are planned to include both affordable and market-rate rental housing.

The property has frontage on the west side of Westcourt Boulevard and the north side of Bruinsma Avenue (Roll No. 3650 442 006 03500). The lands are approximately 1.8 ha (4.4 ac.) in area and are current vacant of buildings and structures. The lands are designated Public Facility in the Chatham-Kent Official Plan and zoned Open Space (OS1), with a small area fronting Bruinsma Avenue designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Third (RL3).

Zoning By-law Amendment

Section 4.35.2 of Chatham-Kent's Zoning By-law permits "Public Uses of the Corporation" in all zones. Therefore, a Zoning By-law Amendment is not mandatory to allow this municipal project to proceed. However, notice of this amendment is provided to further inform the neighbourhood of this project and provide additional engagement opportunities. The amendment will:

- Rezone the rear (north) of the property adjacent to the railway corridor to Residential High Density Second-1788 (RH2-1788). This zone will permit an Apartment Dwelling.
- Rezone a small portion fronting Bruinsma Avenue from Residential Low Density Third (RL3) to Open Space (OS1).
- Continue the Open Space (OS1) zone through the southerly portion of the property where it abuts residential property.

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.

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/UCnCcH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 5th day of May, 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

