

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 (**File D-14 C/13/25/G**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, from Greenfield Buildings Inc., concerning the property located at 515 Park Avenue East, in Part of Lot 3, Concession 1, River Thames Survey, 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, May 26th, 2025**
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 on the north side of Park Avenue East, at the northeast corner of the Park Street intersection, in the Community of Chatham (City) (Roll No. 3650 420 007 14510). The property is approximately 4.25 ha (10.5 ac.) in area and is currently vacant. The primary use of the lands is agricultural with the northly portion being occupied by a woodlot. The subject property is designated Highway Commercial Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)).

The purpose of the application is support redevelopment of the subject lands for a Mixed Use Commercial/Residential Building. A proposal is being pursued that would redevelop the property with a new six (6) storey building containing 11 commercial units, 140 residential units, and associated off-street parking area. This type of land use is permitted as-of-right in the UC(HC1) Zone. Conceptual drawings of the proposed building and site plan are attached to this notice for review.

The regulations for the UC(HC1) zone limit any use/development to a maximum of 11 m (36 ft.) in height. This would equate to a three (3) to four (4) storey building. The Mixed Use Commercial/Residential Building being proposed for the subject lands will be approximately 23.1 m (75.8 ft.) in height, which is approximately a six (6) storey building.

Zoning By-law Amendment

The zoning by-law amendment application is to rezone the subject lands to a site-specific UC(HC1) zone to allow for a maximum building height, specifically for a Mixed Use Commercial/Residential Building, of 23.1 m (75.8 ft.).

This application is also to rezone the woodlot, which is designated as Significant Woodland in Schedule C12 – Natural Heritage & Hazard Features (Chatham), of the Chatham-Kent Official Plan, to Open Space (OS1) to limit permitted uses to those appropriate for a natural feature.

All other applicable zoning regulations will continue to apply to the subject lands.

It is anticipated a Site Plan Control application will be received for the Mixed Use Commercial/Residential Building if the proposed zoning by-law amendment is approved.

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.

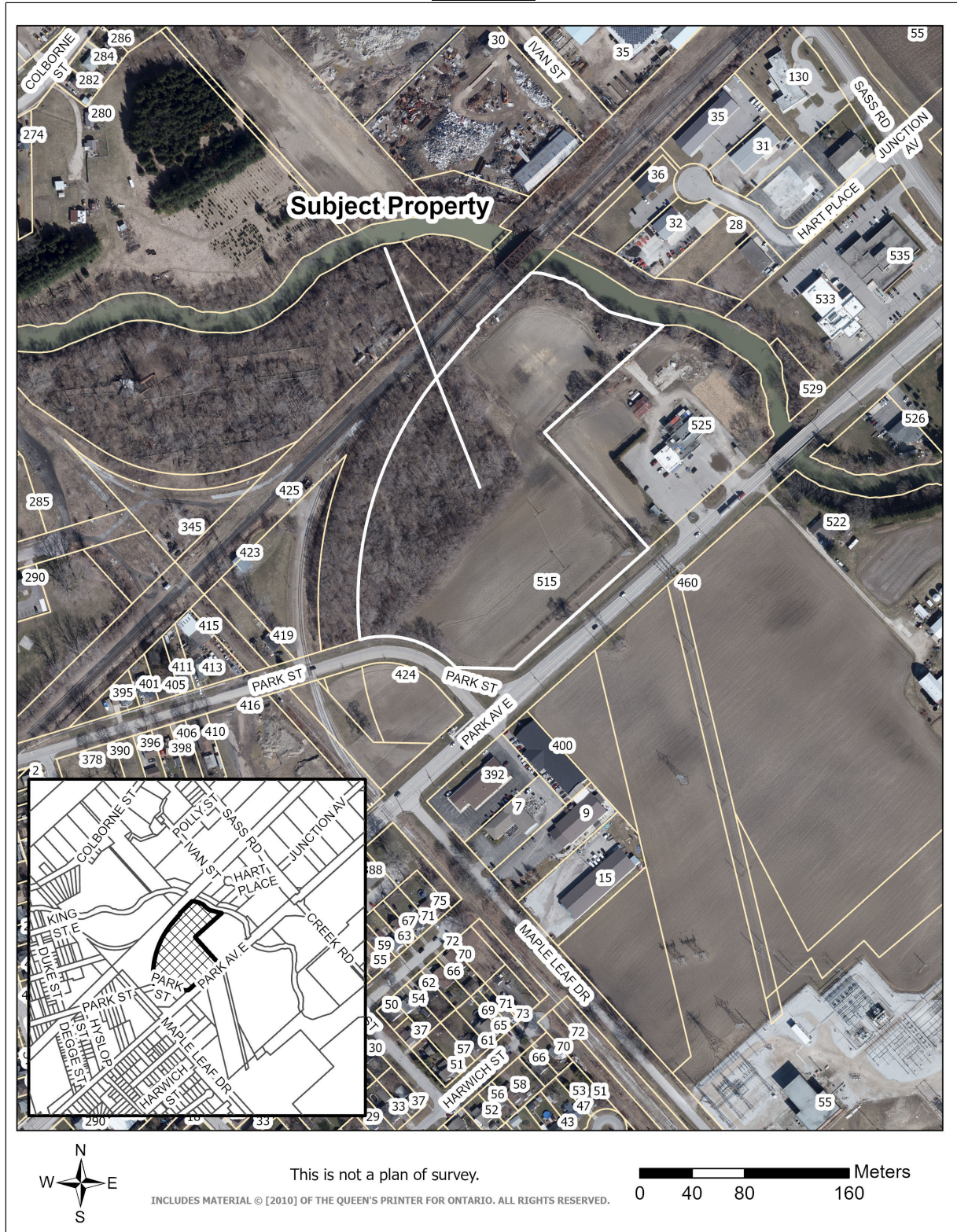
Watch the Live Stream:

- 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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 5th day of May, 2025.

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



Application No. D-14 C/13/25/G
CityView No. PL202500031
515 Park Avenue East, Community of Chatham (City)

Conceptual Rendering



Conceptual Site Plan

