

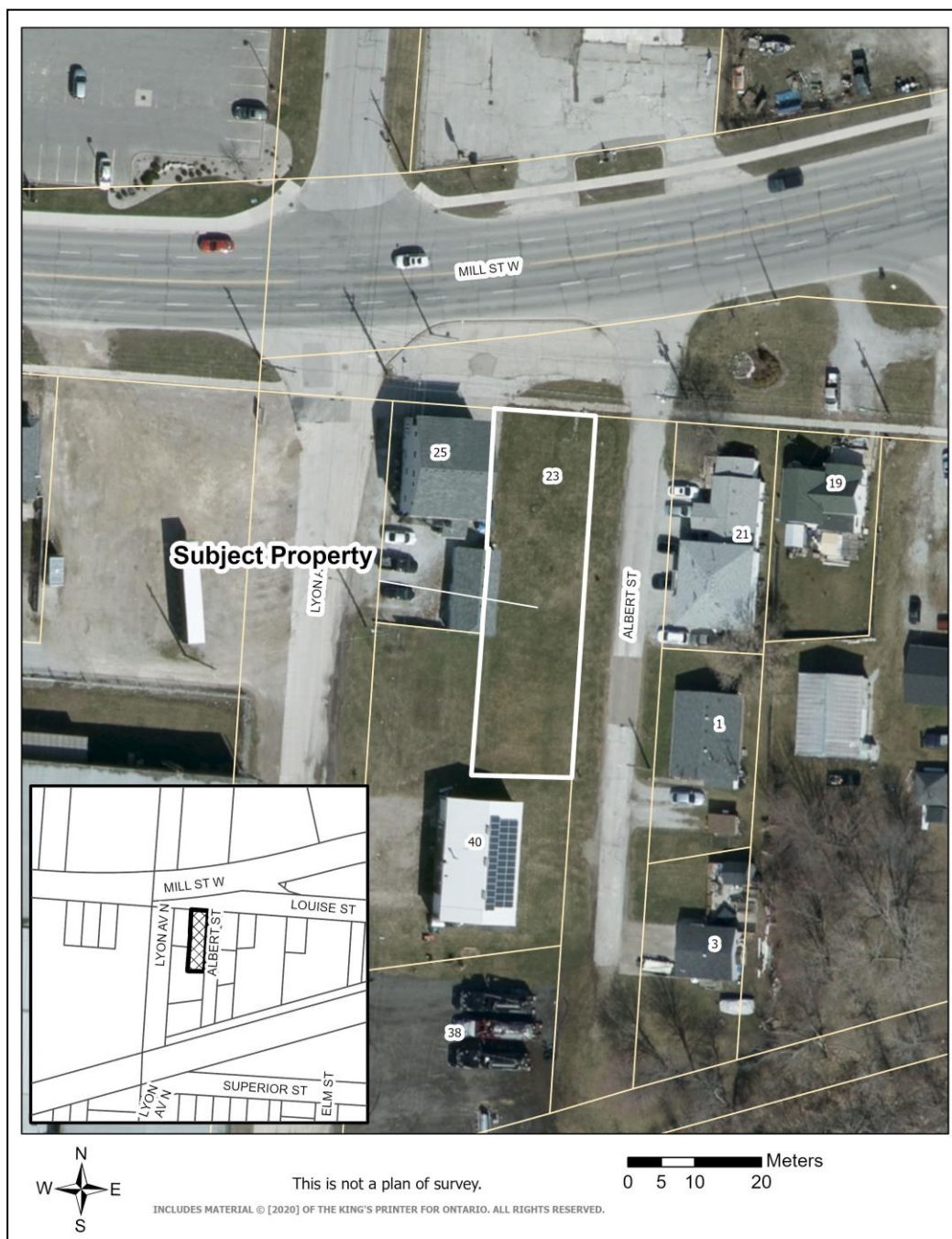
# Notice of Complete Planning Act Application

## 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 T1/49/25/T)**, under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 23 Louise Street, Community of Tilbury, a Part of Lots 15 & 18, Plan 280, known as Roll No. 3650 080 001 01200.

**A Statutory Public Meeting will be held at a future date and advance notice will be given in accordance with the Planning Act. Municipal Council may not make a decision for approval of an application until a Public Meeting has been held in accordance with the Planning Act.**

**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).



# Application Details

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                           | 6.18 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) |

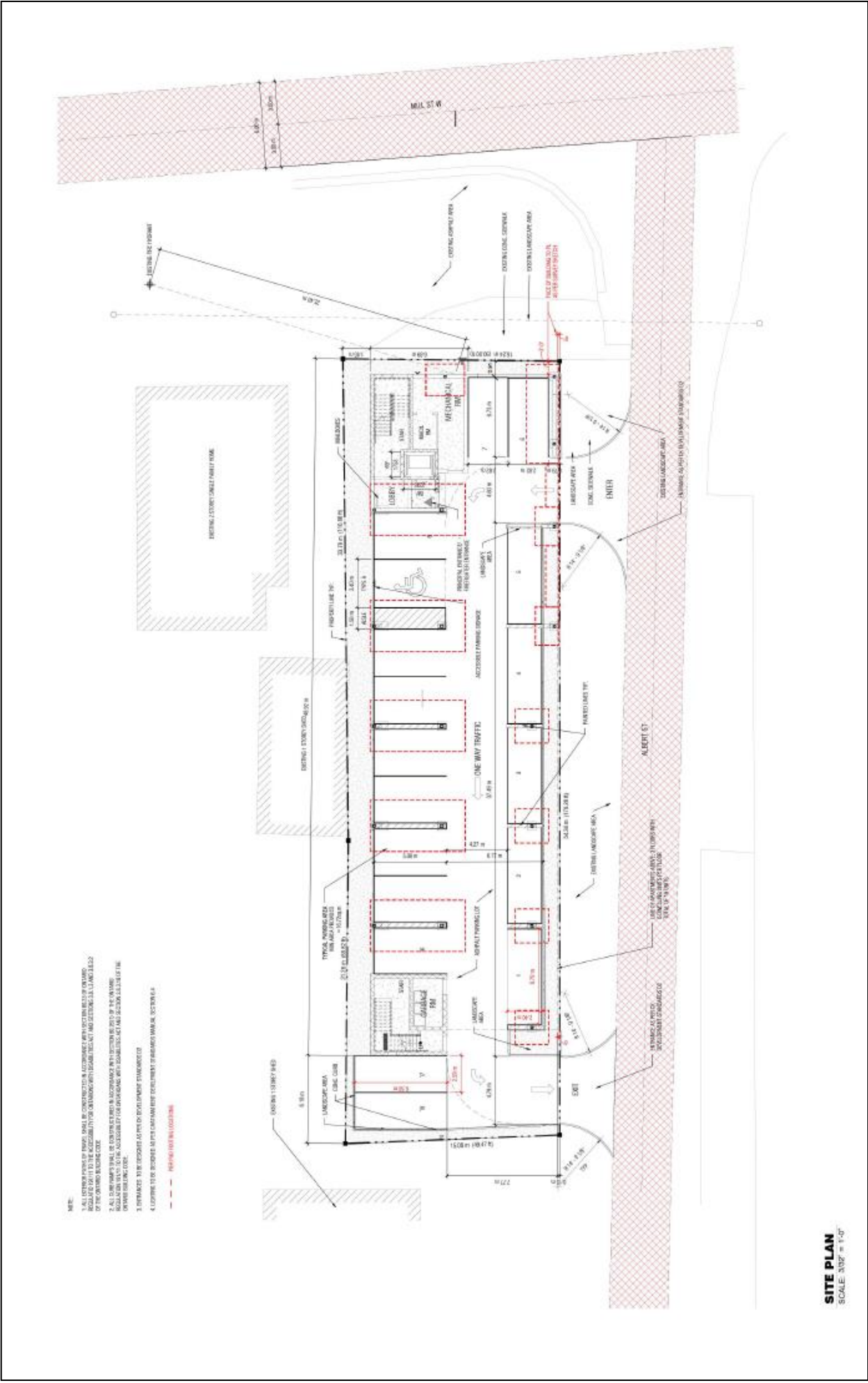
**Additional Information:**

The submission items are available for inspection at municipal website, at: <https://www.chatham-kent.ca/business/planning/Pages/Planning%20Notices.aspx>, or by contacting Planning Services at the contact below:

## Learn More & Provide Input

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315 King Street West, PO Box 640  
Chatham ON N7M 5K8  
[greg.houston@chatham-kent.ca](mailto:greg.houston@chatham-kent.ca)  
Phone: 519-360-1998 x3045

Concept Site Plan



## Notice

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.

### **Zoning By-law Amendment**

If a specified person or public body would otherwise have an ability to appeal the decision 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 Municipality of Chatham-Kent before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Municipality of Chatham-Kent before the by-law is passed, the specified 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.

If you wish to be notified of the decision of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

**Dated at the Municipality of Chatham-Kent this 15th day of December 2025.**

Municipality of Chatham-Kent  
Municipal Clerk's Office  
315 King Street West, PO Box 640  
Chatham ON N7M 5K8  
Phone: 519.360.1998  
Fax: 519.436.3237  
Email: [CKclerk@chatham-kent.ca](mailto:CKclerk@chatham-kent.ca)