

Notice of Complete Planning Act Applications

Official Plan Amendment and Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete **Application (File D-28 C/22/25/O)** for **Official Plan Amendment (File D-09 C/01/25/O)** and **Zoning By-law Amendment (File D-14 C/27/25/O)**, under Sections 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 1797418 Ontario Limited c/o York Developments London, concerning the property located at 770 St. Clair Street, Community of Chatham (City) (North Kent), Block 5, Plan 24M-950, known as Roll No. 3650 480 003 11385.

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 make a decision for approval of an application once a Public Meeting has been held in accordance with the Planning Act.

The Subject Property is a 3.6 ha (8.8 ac) parcel located on the west side of St. Clair Street, between Pioneer Line and Gregory Drive, in the Community of Chatham (City). A portion of the subject property consist of a paved parking lot that serves surrounding commercial uses, and two (2) separate accesses from St. Clair Street. The balance of the lands consists of a large vacant area and stormwater management facility. The lands are located within the Northwest St. Clair Secondary Plan (B.2.13.1.f) and designated Power Centre Commercial Area (subject to Site Specific Policy Area B.2.5.19.3). The parcel is zoned Holding-Urban Commercial (Power Centre)-1189 (H-UC(PC)-1189).



This is not a plan of survey.

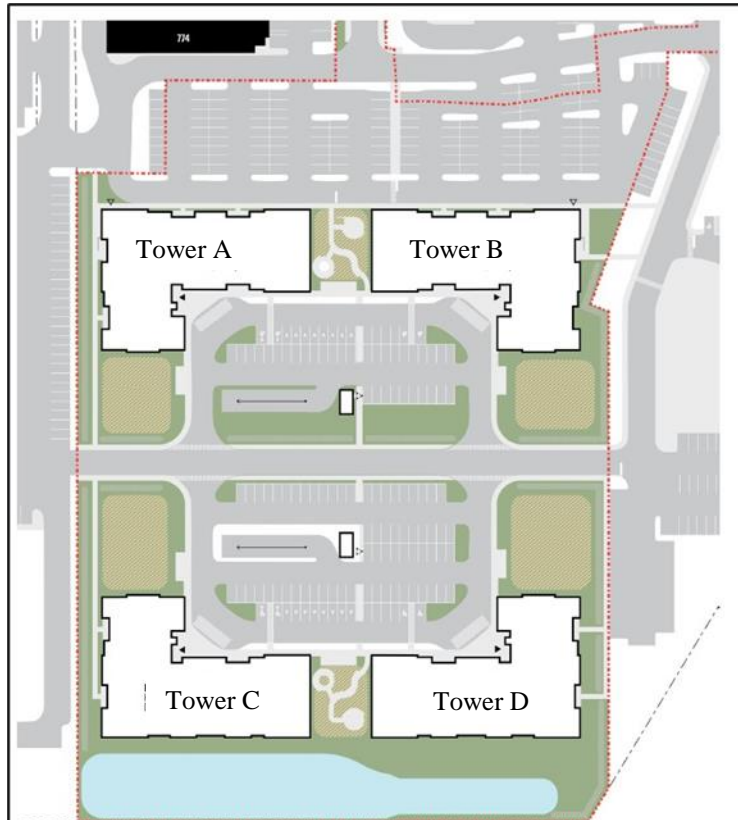
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Application Details

The purpose of the applications is to facilitate high-density residential development over the subject lands. The proposed development is to include a total of 774 residential units across four buildings. The development will also include approximately 195 sq. m (2,100 sq. ft.) of ground floor commercial space and 1,078 surface and underground parking spaces.

- Towers A & B each contain 178 units and are 12-storeys tall.
- Towers C & D each contain 209 units and are 14-storeys tall.



The development is planned in phases:

- Phase 1 – consists of Tower D.
- Phase 2 – consists of Towers A, B and C.

This phasing approach proposes to align the development to required sanitary sewer infrastructure improvements along St. Clair Street to allow for sufficient capacity to accommodate Phase 2 development.

The development is proposed to be accessed from two (2) existing entrances along an Urban Arterial Road (St. Clair Street). A concept site plan of this development provided by the applicant, is attached to this notice.

Official Plan Amendment – Residential development is not currently planned as reflected by applicable Official Plan Policy. The Official Plan Amendment (OPA) application is to amend Site Specific Policy Area B.2.5.19.3 to permit residential apartment uses on-site, and to establish site-specific provisions to deal with servicing and phasing of development.

Zoning By-law Amendment – The Zoning By-law Amendment will be informed by Official Plan policy. The application is to amend the H-UC(PC)-1189 zone in a manner that permits a residential apartment dwelling as-of-right, including commercial uses, and to regulate the use through specific provisions including:

- Minimum building setbacks.
- Maximum building height.
- Maximum residential density.
- Utilization of the Holding provision to limit maximum number of units in Phase 1.

Additional Information:

Supporting materials were received with the applications, which include a Concept Site Plan, Planning Justification Report, Preliminary Servicing Study, and Transportation Impact Study. These 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:

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.

Official Plan 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 Clerk of the Municipality of Chatham-Kent before the proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the specified person or public body as a party.

If you wish to be notified of the decision of the Municipality of Chatham-Kent in respect of the proposed official plan amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

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 2nd day of July 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