

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 TI/10/24/C**), under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, from Chatham-Kent Public Utilities Commission, concerning the property located at 42 Lyon Avenue North, in Lot 15, Registrar's Compiled Plan, in the Community of Tilbury, known as Roll No. 3650 080 001 51700.

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, April 29, 2024**
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 east side of Lyon Avenue North, north of Mill Street West, in the Community of Tilbury. The lands are approximately 566 sq. m (6,092 sq. ft.) in area and are currently vacant. The property is designated Downtown/Main Street Area in the Chatham-Kent Official Plan and zoned Institutional (I).

The subject lands were previously owned by Chatham-Kent Hydro and utilized as an electrical transformer substation, dating back to the 1960's. In approximately 2004, the lands were transferred to the Chatham-Kent Public Utilities Commission. The property was then used as a bulk water filling station. The bulk water filling station was removed in 2017 and the lands have since remained vacant.

The proposal is to rezone the subject lands from Institutional (I) to an Urban Commercial (Highway Commercial First Density) (UC(HC1)) zone that will permit a range of commercial uses consistent with the abutting properties along the north side of Mill Street West.

All other applicable provisions of the Chatham-Kent Zoning By-law will continue to apply to the subject lands.

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.

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 9th day of April, 2024.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Phone: 519.360.1998
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Key Map

