

## **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 TH/11/24/M**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, from Murray Malott, concerning the property located at 97 Victoria Street, in Part of Lot 15, Concession B, in the Community of Thamesville (East Kent), known as Roll No. 3650 380 001 42900.

**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 27, 2024**  
Time: **6:00 p.m.**  
Location: **John D. Bradley Convention Centre, Ballroom**  
Address: **565 Richmond Street, Chatham ON**

**Purpose and Effect:** The subject property is a triangular shaped lot bounded by Victoria Street, Industrial Road, and Jane Street, in the Community of Thamesville. The lands are approximately 3,730 sq. m (40,165 sq. ft.) in area and contain an existing single detached dwelling and one detached accessory structure. The property is designated Secondary Urban Centre in the Chatham-Kent Official Plan and zoned Urban Commercial-Highway Commercial First Density-608 (UC(HC1)-608).

The current zoning includes an antique store and service trade establishment as additional permitted uses under the UC(HC1) zone. These uses previously operated from the existing accessory building. These uses have since ceased and the intent is for the building to be utilized for two (2) additional dwelling units.

For context, a fully serviced residential lot, located in an urban area, is permitted to contain up to three (3) dwelling units as-of-right by the Chatham-Kent Zoning By-law, but only one (1) dwelling unit is permitted within an accessory building.

Therefore, to facilitate the proposal, the Zoning By-law Amendment application is required to rezone the lands to a site-specific Residential Low Density Second (RL2) zone, to permit only low density residential uses and to permit up to two (2) additional dwelling units within the existing detached accessory building.

**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/UCnCcH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of May, 2024.

Municipal Clerk's Office  
Municipality of Chatham-Kent  
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Chatham ON N7M 5K8  
Phone: 519.360.1998  
Fax: 519.436.3237  
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**Key Map**

