

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/36/25/J**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 555 Tweedsmuir Avenue West, Block 2, Plan 24M-992, 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 shown below:

Date: **Monday, November 17, 2025**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect The subject property is located at the southern corner of the Tweedsmuir Avenue West and Keil Drive South intersection, in the Community of Chatham (City) (Roll No. 3650 420 022 40044). The lands are approximately 0.66 ha (1.63 ac.) in area and are currently vacant. The lands are designated Neighbourhood Commercial in the Southwest Quadrant Planning Area and zoned Urban Commercial (Neighbourhood Commercial) (UC(NC)).

Development of a new fitness centre and clinic are currently under consideration for the subject property. A clinic is permitted as-of-right under the UC(NC) zone; however, a fitness centre is not a permitted use under this zone.

The Zoning By-law Amendment application proposes to rezone the subject property to a site-specific Urban Commercial (Neighbourhood Commercial)-1672 (UC(NC)-1672) Zone, to include a fitness centre as an additional permitted use. The Chatham-Kent Zoning By-law defines this use as:

***“FITNESS CENTRE”** mean a building or part thereof, in which facilities are provided for recreational athletic activities including, but not limited to, body-building and exercise classes, and shall include associated facilities such as a sauna, spa, solarium or swimming pool.”*

Prior to development of the subject property, with any use permitted by zoning, a Site Plan Control application process must be completed. This process will include a review of servicing, parking, building location, access, pedestrian safety, etc. in the context of meeting requirements of applicable provisions of the Chatham-Kent Zoning By-law and Development Standards.

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.

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 decision of the Corporation of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

If a Specified 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 the public meeting or make a written submission to the Corporation of the Municipality of Chatham-Kent before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a Specified Person or Public Body does not make oral submissions at the public meeting or make a written submission to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent, before the by-law 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. 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 16th day of October, 2025.

Municipal Clerk's Office
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Key Map

