Municipality of Chatham-Kent
Development Services
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
CKplanning@chatham-kent.ca

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/36/26/S),** under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 220-222 St. Clair Street, Community of Chatham (City), Part of Park Lot 2, Plan 18, known as Roll No. 3650 420 031 14500.

And Take Further Notice that an application under the above file numbers will be heard by Municipal Council on the date and at the time shown below:

Date:	**Monday, November 23, 2026**
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 a 3,240 sq. m (34,900 sq. ft.) parcel located on the west side of St. Clair Street, between Poplar Street and Wilson Avenue, in the Community of Chatham (City). The lands currently contain a mixed-use commercial/residential building connected to an apartment building to the rear. In total the buildings contain 21 residential apartment units and two (2) commercial units. The front portion of the property is zoned Urban Commercial (Highway Commercial Second Density) (UC(HC2)) and the rear is zoned Residential Low Density Third (RL3). The lands are designated Residential Area in the Chatham-Kent Official Plan.

Application Details

The proposal includes the development of 27 new residential units on the property through interior renovations of the existing structures. No building expansion is proposed. The development will result in the following:

- A total of 48 residential units.
- One (1) ground floor commercial unit in the mixed-use commercial/residential building.
- 11 new parking spaces to bring the total on-site to 38 spaces (including two barrier free spaces).
- 11 bicycle parking spaces.

Zoning By-law Amendment – To implement the development as described above, the applicant has submitted a Zoning By-law Amendment application to rezone the entirety of the property to a site-specific Urban Commercial (Highway Commercial Second Density) (UC(HC2)) zone and is requesting the following relief from the provisions of this zone:

a) permit a residential use on the ground floor or first floor, to be greater than 50% of the gross floor area (72%),
b) decrease the minimum lot frontage from 26.82 m to 20.9 m (existing)
c) decrease the minimum interior side yard width from 7.62 m (abutting residential zone) to the existing 5.59 m (north side) and 1.47 m (south side) (existing), and;
d) decrease the minimum parking requirement from 89 spaces to 38 spaces

Chatham-Kent has identified further provisions of the proposed zone that would also require relief from the Zoning By-law to implement the development:

a) Section 4.17(2)(a), Planting Strips where abutting a Residential zone (existing)
b) Section 4.19 h), Minimum Parking Aisle for two-way movement (existing)
c) Section 4.19 j), Access to Parking
d) Section 4.19 q), Parking in the Front Yard Setback

Supporting documents received as part of the application include:

- Planning Justification Report
- Parking Justification Report
- Conceptual Site Plan and Floor Plans

Additional Information:

The application 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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Phone: 519-360-1998 x3051

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.

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 at 519.360.1998.

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 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, the person or public body is not entitled to appeal the decision.

If a 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 or is granted or refused, 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.

Watch the Live Stream:

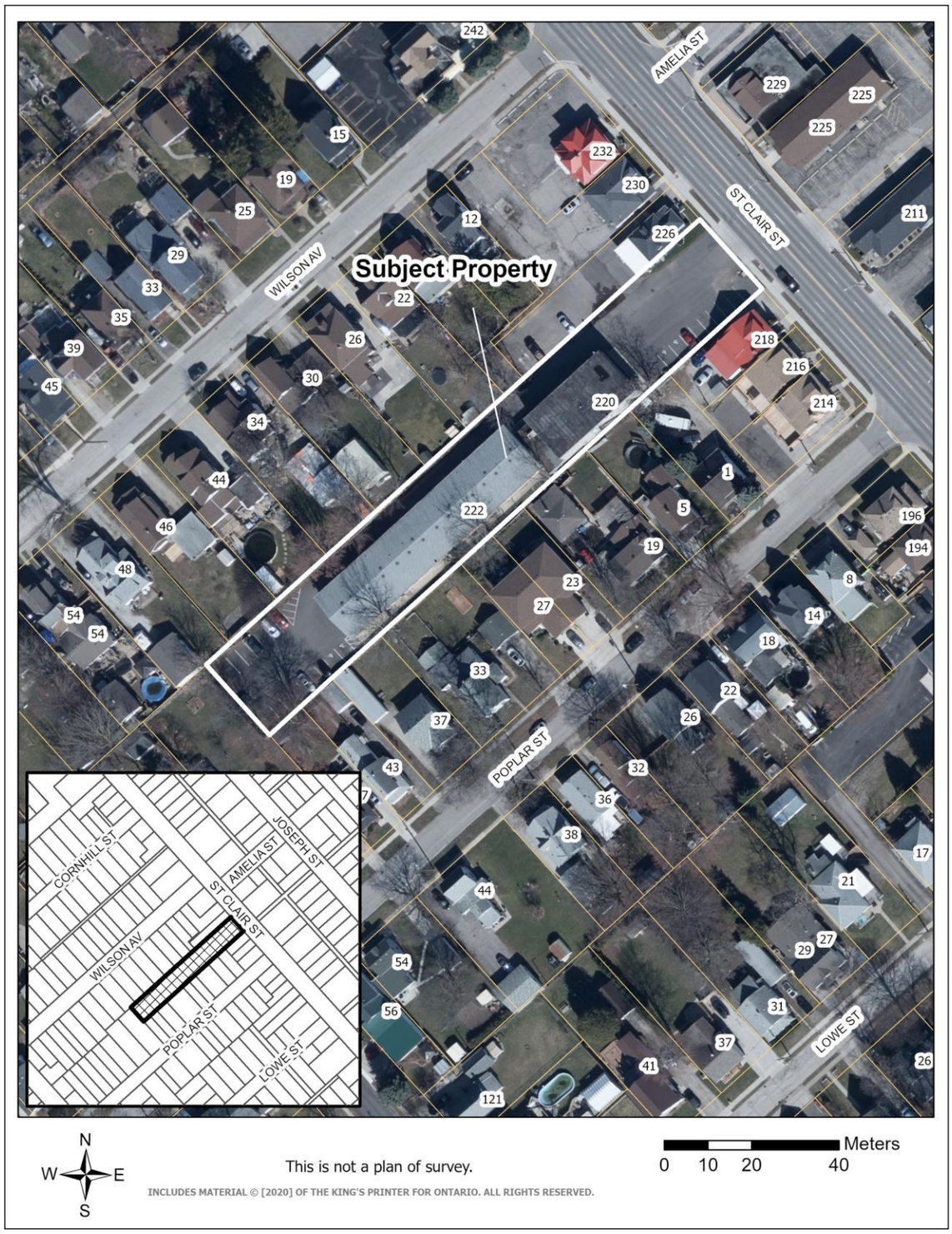
- Chatham-Kent's Facebook Page: https://www.facebook.com/MunicCK/
- YourTV CK's Facebook Page: https://www.facebook.com/yourtvck/
- YourTV CK's YouTube Channel: https://www.youtube.com/channel/UCnCqH9gITEm2qIumbLmZqEg
- You may also watch the broadcast on YourTV on television.

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.

Dated at the Municipality of Chatham-Kent this 30th day of October, 2026.

Municipal Clerk's Office
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Key Map



Application No. File D-14 C/36/26/S
CityView No. PL202600161
220-222 St. Clair Street, Community of Chatham (City)