Municipality of Chatham-Kent
Development Services
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
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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 HA/35/26/Z**), under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the property located at 9295 Colborne Street, in Part of Lot 6, Concession 1, River Thames Survey, in the Community of Harwich (Ward 7).

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, November 23rd, 2026**
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 north side of Colborne Street, between McDowell Line and Communication Road, in the Community of Harwich (Roll No. 3650 140 002 01200). The lands are approximately 1.18 ha (2.91 ac.) in area and contain a single detached dwelling and three (3) outbuildings. The lands are designated Estate Residential Area in the Chatham-Kent Official Plan and zoned Agricultural-101 (A1-101) and Hazard Land (HL).

Historically, the property operated as the Colonial Nursery and Garden Centre, with the existing dwelling and outbuildings functioning as accessory to the commercial nursery use. The commercial operation ceased approximately in 2009. While the buildings remain on the property, the primary use of the land has been residential since that time.

The applicant proposes to develop the property with a detached Additional Dwelling Unit (ADU). Due to the location of the existing dwelling toward the rear of the lot, the proposed ADU can only reasonably be accommodated within the area defined by the Zoning By-law as the front yard, being the open space between the existing dwelling and Colborne Street.

The purpose of the zoning by-law amendment application is to:

- Amend the zoning of the property to be more reflective of its current and long-term residential use; and
- Permit a detached Additional Dwelling Unit (ADU) within the front yard of the property.

The application is specifically to rezone the A1-101 land to site-specific Estate Residential-1801 (ER-1801) zone. The ER-1801 will recognize the primary residential use of the property being the single detached dwelling and will permit a detached Additional Dwelling Unit (UDU) within the front yard of the property. The site-specific zone will also include regulations to control the location of the detached ADU on the property to ensure it is consistent with the intent of the Zoning By-law for development of Estate Residential lots. These regulations will achieve the following:

- Apply a minimum building setback of 25 m (82 ft.) from the front lot line along Colborne Street. This is a setback consistent with the setback of the dwelling on the adjacent property to the east (9307 Colborne Street).
- Apply a minimum building setback of 4 m (13.1 ft.) from the side lot line, which is consistent with the setback for a dwelling in the ER zone.

The HL zone will remain along the Thames River. The key map on the reverse delineates the approximate location of the proposed ADU.

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 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.

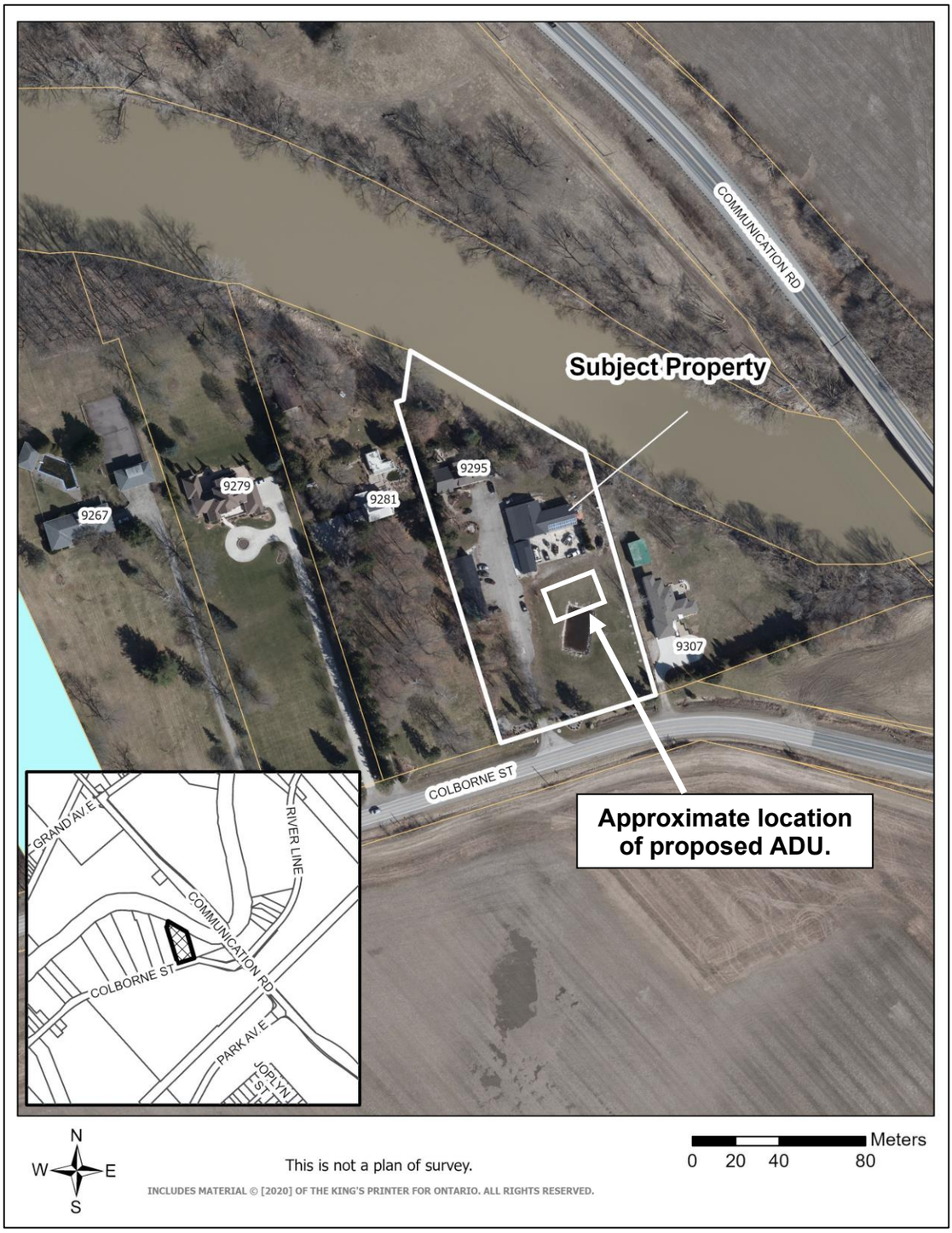
Watch the Live Stream:

- 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/UCnCqH9glTEm2qIumbLmZqEg
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 3rd day of November, 2026.

Municipal Clerk's Office
Municipality of Chatham-Kent
315 King Street West, PO Box 640
Chatham ON N7M 5K8
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Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map



Application No. D-14 HA/35/26/Z
CityView No. PL202600170
9295 Colborne Street, Community of Harwich (Ward 7)