

**Notice of Public Meeting  
To Consider Applications for Official Plan Amendment and  
Zoning By-law Amendment**

**Take Notice** that the Municipality of Chatham-Kent has received a Combined application (**File D-28 C/22/25/O**) for Official Plan Amendment (**OPA No. 85**) (**File D-09 C/01/25/O**) and Zoning By-law Amendment (**File D-14 C/27/25/O**) under Sections 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 770 St. Clair Street, Community of Chatham (City) (North Kent), Block 5, Plan 24M-950, known as Roll No. 3650 480 003 11385.

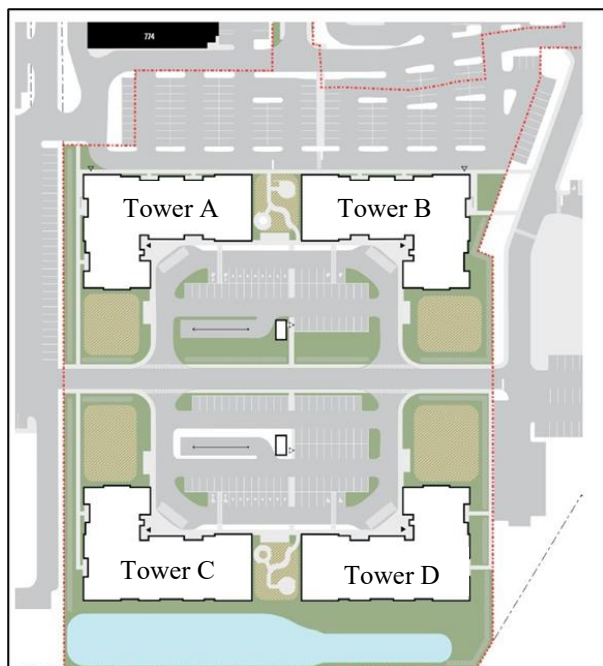
**And Take Further Notice** that an application under the above file numbers will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, October 20, 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 a 3.6 ha (8.8 ac) parcel located on the west side of St. Clair Street, between Pioneer Line and Gregory Drive, in the Community of Chatham (City). A paved parking lot, that serves surrounding commercial uses, occupies the eastern portion of the subject lands, along with two (2) accesses from St. Clair Street. The balance of the lands consists of a vacant area and a stormwater management facility. The lands are located within the Northwest St. Clair Secondary Plan (Policy B.2.13.1.f) area and designated Power Centre Commercial Area – and subject to Site Specific Policy Area B.2.5.19.3, in the Official Plan. The parcel is zoned Holding-Urban Commercial (Power Centre)-1189 (H-UC(PC)-1189).

*Proposal*

The purpose of the applications is to facilitate high-density residential development over the subject lands. The proposed development is to include a total of 774 residential units within four buildings. The development also proposes 200 sq. m (2,153 sq. ft.) of ground floor commercial space, and 1,078 surface and underground parking spaces.



- Towers A & B are 12-storeys in height and each contain 178 units and.
- Towers C & D are 14-storeys in height and each contain 209 units.

The development is planned in phases:

- Phase 1 – consists of Tower D.
- Phase 2 – consists of Towers A, B and C.

The phasing approach is based on existing capacity in the sanitary sewerage infrastructure along St. Clair Street, and the improvements necessary to increase capacity to accommodate Phase 2 development. This Phasing plan relates to proposed Official Plan policy and Zoning regulations, and not necessarily the phasing of future construction for Buildings A, B & C.

A conceptual site plan of this proposed development provided by the applicant, is attached to this notice.

## Applications:

### *Official Plan Amendment*

The Official Plan Amendment (OPA No. 85) application is to amend Site Specific Policy Area B.2.5.19.3 (SSPA B.2.5.19.3) to add new policy that allows for high-density residential development over the subject parcel. Currently, SSPA B.2.5.19.3 only permits commercial-type uses.

The proposed policies will achieve the following:

- Allow for high-density residential development, up to a maximum density of 774 residential units, only over the subject property.
- All other applicable policies (i.e. Northwest St. Clair Secondary Plan (B.2.13.1.f) and Power Centre Commercial Area) will continue to apply.
- High-density residential development will be in accordance with the Residential Area Policies of Section B.2.3.6, of the Official Plan, with the exception that driveway access from an arterial road be permitted, and to allow for a maximum density of 217 units per ha.
- Implement phasing policies to allow the implementing zoning regulations to control the implementation of the development based on existing infrastructure services and future improvements to infrastructure services, through the utilization of a holding provision.

### *Zoning By-law Amendment*

The Zoning By-law Amendment application will implement the policies of OPA No. 85. It is specifically to rezone the subject property to a site-specific Holding-Urban Commercial (Power Centre)-1762 (H-UC(PC)-1762 zone that will include Apartment Dwelling as an additional permitted use, subject to the following regulations:

- Front Yard Depth Minimum – 7.62 m
- Rear Yard Depth Minimum – ½ building height, but not less than 7.65 m
- Interior Side Yard Width Minimum (south) – 4 m
- Interior Side Yard Width Minimum (north) – 7.3 m
- Lot Coverage Maximum – 33%
- Maximum Density Per Lot – 59 dwelling units per ha (209 residential units)
- Maximum Building Height – 50 m
- A maximum 200 sq. m gross floor area for commercial space ancillary to Apartment Dwelling use.
- Minimum Parking Space Requirement – 1.25 spaces per dwelling unit.

The Holding provision on the zoning noted above may be lifted once sanitary sewerage upgrades to the system along St. Clair Street, generally between Maryknoll Road and Gregory Drive, are completed, and an additional study determines the system has sufficient capacity for full development. At that time, the maximum residential density for the property will be set at 217 units per ha (744 residential units), and all other regulations will remain.

For additional clarity, the uses and regulations of the UC(PC)-1189 zone will continue to apply to the subject property.

**Any Person** may attend the public meeting and/or make written representation in support of or in opposition to the proposed Official Plan Amendment and/or 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 Official Plan Amendment and/or 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, 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.

**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.**

**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/UCnCcQH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 30th day of September, 2025.

Municipal Clerk's Office  
Municipality of Chatham-Kent  
315 King Street West, PO Box 640  
Chatham ON N7M 5K8  
Phone: 519.360.1998  
Fax: 519.436.3237  
Email: [CKclerk@chatham-kent.ca](mailto:CKclerk@chatham-kent.ca)

**Key Map**





## Concept Site Plan

