

## **Notice of Complete Application and Public Meeting to Consider an Application for Consent and Zoning By-law Amendment**

**Take Notice** that the Municipality of Chatham-Kent has received a complete application for Consent (**File B-64/26**) and Zoning By-law Amendment (**File D-14 HA/26/26/L**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 35 Wolfe Street, in Lot 9, Northeast Side of Wolfe Street, Registered Plan 109, in the Community of Harwich, known as Roll No. 3650 140 006 64800.

**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 5, 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 located on the east side of Wolfe Street, between Peel Street and Metcalfe Street, in the Community of Harwich. The lands are approximately 2,042 sq. m (21,980 sq. ft.) in area and are currently vacant. The lands are designated Hamlet Area (Shrewsbury) in the Chatham-Kent Official Plan and zoned Village Residential (VR).

The application proposes to split the existing vacant lot into two (2) equal size residential parcels, each being approximately 1,021 sq. m (10,990 sq. ft.) in area. The new lots will have 15.9 m (52.37 ft.) of frontage on Wolfe Street.

### *Zoning By-law Amendment*

To implement the proposed severance, a Zoning By-law Amendment application is required to rezone the severed and retained parcels to:

- Establish a minimum lot area being 1,021 sq. m (10,990 sq. ft.) and minimum lot frontage being 15.9 m (52.37 ft.) for each parcel; and,
- Limit permitted uses over each parcel to a single detached dwelling.

All remaining regulations of the standard VR zone will continue to apply to any development over the resulting parcels, including setbacks from all lot lines.

**Any Person** may attend the public meeting and/or make written representation in support of or in opposition to the proposed consent 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 consent 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 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 or provisional consent is granted or refused, 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 provisional consent 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.

**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/UCnCqH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 14th day of September, 2026.

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**

