

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 Combined application (**File D-28 WA/11/26/D**) for Consent (**File B-29/25**) and Zoning By-law Amendment (**File D-14 WA/10/26/D**) under Sections 53 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located on Water Street, in Part of Lot 1, Registrar's Compiled Plan 787, in the Community of Wallaceburg, known as Roll No. 3650 441 005 01044.

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, September 21st, 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 vacant 1.25 ha (3.1 ac.) parcel located at the intersection of Water Street and Main Street, in the Community of Wallaceburg. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density Second (RL2) & Hazard Land (HL).

The Consent application proposes to create eight (8) new residential lots from the subject lands. Each lot is intended to be developed with a single detached dwelling and ranges in size from approximately 1,164.3 sq. m (12,532 sq. ft.) to 1,589.4 sq. m (17,108 sq. ft.). The proposed lots are illustrated on the key map attached to this notice.

As part of the development design, the application also includes the establishment of permanent easements over a portion of the rear yard of each proposed lot. These easements are required to facilitate the implementation and long-term maintenance of a stormwater management system. The easement area forms a drainage corridor that will convey stormwater runoff from the proposed residential lots to an outlet into Otter Creek.

The Zoning By-law Amendment application is required to implement the proposed severance and facilitate the orderly development of the lands. Specifically, the amendment proposes to:

- Limit the permitted dwelling type on each lot to a single detached dwelling;
- Establish a minimum development setback of 19 m (62.3 ft.) from the front lot line (along Water Street frontage) to ensure development occurs in accordance with the approved grading and stormwater management design; and
- Rezone a portion of the lands adjacent to Otter Creek to prohibit development within the identified erosion hazard area.

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/UCnCqH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 1st day of September, 2026.

Municipal Clerk's Office
Municipality of Chatham-Kent
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Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map

