

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/18/24/D**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from Tom Dalios., concerning property located at 861 & 863 Charing Cross Road, in Part of Lot 1, Concession 3 WB (Harwich), in the Community of Chatham (City), known as Roll No. 3650 140 001 38600.

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 shown below:

Date: **Monday, May 27, 2024**
Time: **6:00 p.m.**
Location: **John D. Bradley Convention Centre, Ballroom**
Address: **565 Richmond Street, Chatham ON**

Purpose and Effect: The subject property is located on the east side of Charing Cross Road, south of Indian Creek Road East, in the Community of Chatham (City) (Roll No. 3650 140 001 38600). The lands are approximately 2,497 sq. m (26,877 sq. ft.) in area and contain a mixed use commercial/residential building. The property is designated Employment Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Highway Commercial First Density)-20 (UC(HC1)-20)).

The property contains an existing building, approximately 608 sq. m (6,545 sq. ft.) in area. The existing building is currently occupied by three (3) retail stores (Ann's Tobacco Shop, Ann's Vape Shop & Fireside Home and Patio). The second floor contains an apartment dwelling unit, and the rear portion of the building is currently used for storage.

The purpose of the application is permit the full range of commercial uses permitted under the straight UC(HC1) zone, to improve the marketability of the subject lands in attracting future tenants for existing building space. The UC(HC1) permits a range of commercial type uses that includes, but is not limited to, a: Child Care Centre, Office, Nursery, Public Storage, Automobile Repair Shop, Clinic, Eating Establishment, and Mixed Use Commercial/Residential Building.

The application is specifically to amend the UC(HC1)-20 zone to permit all uses under the UC(HC1) zone and to retain the zoning regulations specific to the subject site and the existing building, including interior side yard setback, minimum rear yard setback, and a lot coverage maximum of 50%.

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 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 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.

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/UCnCcH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of May, 2024.

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

Key Map

