

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/13/24/O**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 10000126008 Ontario Inc., concerning property located at 118 Sheldon Avenue, in Part of Lot 17, Plan 305, in the Community of Chatham (City), known as Roll No. 3650 420 039 16600.

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 a 1,074.6 sq. m (11,566.6 sq. ft.) residential lot located on the west side of Sheldon Avenue, between McNaughton Avenue West and Cornhill Street, in the Community of Chatham (City). The property currently contains a single detached dwelling that has been recently renovated to include two (2) additional dwelling units. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential High Density Second (RH2).

The purpose of the application is to facilitate the redevelopment of the subject lands with a new 2-storey residential building, comprised of seven (7) residential units. The new residential building will be located towards the rear of the lot. The space between the new building and the existing single detached dwelling will be a parking area that includes 11 spaces. A conceptual site plan showing the proposed development is included on the second page of this notice.

Zoning By-law Amendment

A Zoning By-law Amendment application is required to implement the proposed development. The application is to rezone the property to a site-specific Residential High Density Second (RH2) zone, which will permit a Multiple Dwelling use, subject to the following regulations:

- maximum number of residential units – seven (7)
- minimum building setback from the northerly interior side yard - 1.52 m (5 ft.);
- minimum building setback from the southerly interior side yard – 2.44 m (8 ft.); and,
- that the associated off-street parking area be exempt from Section 4.19(j), Access to Parking, to allow for a driveway width of 3.66 m (12 ft.).

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.

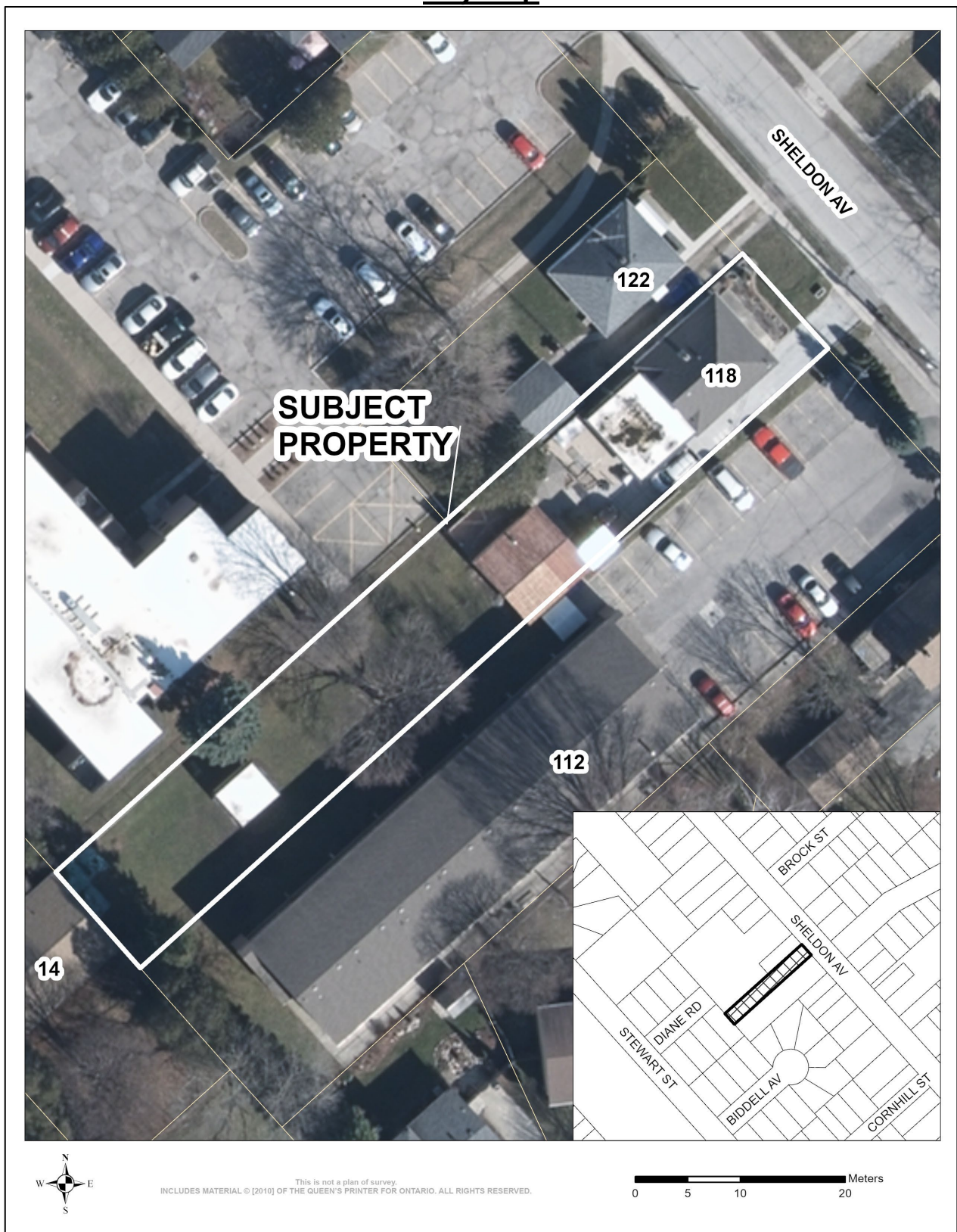
Watch the Live Stream:

- 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/UCnCqH9gITEm2qlumbLmZqEg>
- 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



Conceptual Site Plan

