

Notice of Public Meeting to Consider Amendments to the Zoning By-law

Take Notice that the Council of the Municipality of Chatham-Kent will consider amendments to the Chatham-Kent Zoning By-law, under Section 34 of the Planning Act, R.S.O.1990, c.P.13, concerning the entirety of the Municipality of Chatham-Kent.

And Take Further Notice that the proposed amendments will be considered on the date, and at the time and place shown below:

Date: **Monday, February 24, 2025**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Four Housing Units on Fully Serviced Urban Low-Density Residential Properties

Purpose and effect: On April 12, 2024, the Government of Canada released a new housing plan, known as “Solving the housing crisis: Canada’s Housing Plan”. The focus of the plan involves three main goals: building more homes, making it easier to rent or purchase a home, and helping citizens be able to afford a home. To implement this plan and enact its goals, the Government of Canada has given funding opportunities to Canadian Municipalities in exchange for local reforms to land-use planning and housing policy. One of the requirements is that local zoning by-laws be amended to permit four housing units as-of-right on all fully serviced urban residential properties.

Currently, more than 50% of Chatham-Kent’s existing low-density urban residential parcels permit four units as-of-right. The proposed changes will allow for new neighbourhoods to develop with more affordable housing types, and increase housing options in existing neighbourhoods. The following communities are affected by this proposed amendment: Blenheim, Charing Cross, Chatham, Dresden, Merlin, Mitchell’s Bay, Pain Court, Ridgetown, Thamesville, Tilbury, Wallaceburg, and Wheatley.

The proposed Zoning By-law amendment includes changes that will add Semi-Detached Dwellings and Semi-Detached Dwelling Units as permitted uses in the Residential Low Density-Estate (RL1-E), Residential Low Density First (RL1), and Residential Low Density Fifth (RL5) Zones, and establish applicable performance standards. This will result in a Semi-Detached Dwelling and Unit being permitted in all Residential Low Density (RL) zones, and, in effect, permit four units as-of-right on all serviced urban residential properties.

Information and Providing Comment

For more information about these matters, including information about appeal rights, contact Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca. A full copy of the proposed amendments are available at www.chatham-kent.ca. Mail should be directed to Municipality of Chatham-Kent Planning Services, 315 King Street West, Box 640, Chatham ON N7M 5K8.

Dated at the Municipality of Chatham-Kent this 22nd day of January, 2025.