

PUBLIC NOTICE

MUNICIPALITY OF CHATHAM-KENT

Take Notice that a meeting of the Council for the Municipality of Chatham-Kent will be held to consider the following applications submitted under Sections 34 and 53 of the Planning Act, R.S.O.1990, c.P.13.

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

Date: **Monday, January 27, 2025**
Time: **6:00 p.m.**
Location: **Municipality of Chatham-Kent Council Chambers**
Address: **315 King Street West, Chatham ON**

Files: Zoning By-law Amendment D-14 HA/21/24/F & Consent B-34/24

Address: River Line, Community of Harwich (South Kent)

Legal Description: Part of Lot 15, Concession 1, River Thames Survey, Harwich

Purpose and Effect: The subject property is a 77 ac. vacant agricultural parcel located on the north side of River Line, between Harwich Road and Mull Road. The parcel is physically divided by an oxbow along the Thames River and is farmed as two separate acreages. The applications propose to: 1) sever and convey the 57 ac. located west of the oxbow as a lot addition to the abutting parcel (23479 Bedford Road); and, 2) sever and convey 2.6 ac. as a lot addition to the abutting parcel to the south (10503 River Line). The proposal is also to rezone the property to recognize the natural heritage features of the site, implement provisions to protect these natural features from new development, and recognize the resulting lot area of the retained parcel being 34 ac.

File: Zoning By-law Amendment D-14 C/35/24/H

Address: 252 Queen Street, Community of Chatham (City)

Legal Description: Lot 3 E, Block A, Plan 10

Purpose and Effect: The subject property is located on the west side of Queen Street, south of Richmond Street. The property contains a single detached dwelling that has most recently been utilized as a mixed-use commercial/residential building, with a commercial use on the main floor and residential uses within the second storey. The lands are zoned Urban Commercial (Community Commercial) (UC(CC)). There is a proposal to utilize the existing structure for stand-alone residential uses, which is not permitted by the UC(CC) zone. The application is to rezone the subject parcel to permit stand-alone residential uses within the UC(CC) zone.

File: Zoning By-law Amendment D-14 WH/36/24/R

Address: 17 & 27 Talbot Road West, Community of Wheatley (West Kent)

Legal Description: Lot 3 and Part of Lot 4, Plan 379

Purpose and Effect: The subject lands are located on the north side of Talbot Road West, west of Erie Street North, and are currently vacant. The lands are proposed to be developed with a new Royal Canadian Legion (Wheatley Branch), which will include a 600 sq m single storey building with outdoor patio area, and 20 off-street parking spaces. The site will be unable to meet the off-street parking requirement of the Zoning By-law. The application proposes to exempt the development from Section 4.19 (r), Off-Street Parking Requirements, of the Chatham-Kent Zoning By-law and set the required parking at the 20 spaces being proposed.

File: Zoning By-law Amendment D-14 C/29/24/C

Address: 50 Indian Creek Road West, Community of Chatham (South Kent)

Legal Description: Lot 3 and Part of Lot 4, Plan 379

Purpose and Effect: The subject property is located on the south side of Indian Creek Road West, opposite the Lacroix Street intersection. The lands are approximately 2.3 ac in area and currently vacant. The property is proposed to be developed with a new 9-storey apartment consisting of 87 residential units. To facilitate the proposal, the zoning by-law amendment application proposes to rezone the property to a site-specific Residential High Density Second (RH2) zone, with provisions to regulate the minimum front yard setback at 6.5 m and the minimum rear yard setback at 13.5 m.

For more information about these matters, including information about appeal rights, contact Chatham-Kent Planning Services at 519.360.1998 or ckplanning@chatham-kent.ca.

Dated at the Municipality of Chatham-Kent this 7th day of January, 2025.