

## **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 TH/10/25/O**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 98 & 100 London Road, in Part of Lots 3, 4 & 5, Block D, Plan 144, described as Parts 1, 2 & 3, Plan 24R-5336, in the Community of Thamesville.

**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, March 17, 2025**  
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 located at the northeast corner of the London Road and Victoria Street intersection, in the Community of Thamesville (Roll No. 3650 380 001 04300). The property is approximately 0.14 ha (0.37 ac.) in area and contains a two-storey mixed-use commercial/residential building. The property is designated Secondary Urban Centre in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District) (UC(CBD)).

The proposal is to facilitate a new service commercial use on the subject property, a landromat. The proposed use is typical for a downtown commercial area and is similar in nature to uses currently permitted by the UC(CBD) Zone, including:

- Dry Cleaning Establishment
- Retail Store (convenience)
- Service or Repair Shop
- Bake Shop
- Eating Establishment

As the use proposed for the subject property is not permitted as-of-right by the current zoning, it is being recommended that the property be rezoned to a site-specific UC(CBD)-1515 Zone, which adds "Laundromat" as an additional permitted use. The Chatham-Kent Zoning By-law defines a Laundromat as "a self-serve clothes washing establishment and may include dry-cleaning as an ancillary part of the business." By adding an additional use in this manner, the subject property will maintain flexibility into the future in how the property may be used.

There are no other changes proposed by this application; therefore, all current zoning regulations will continue to apply to the subject lands.

**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.

**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.

**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 Specified 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 Specified 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. 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/UCnCcQH9glTEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 25th day of February, 2025.

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Municipality of Chatham-Kent  
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**Key Map**

