

Notice of Complete Planning Act Application

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/06/25/F)**, under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning the property located at 85 Taylor Avenue, Community of Chatham (City), Lot 45 and Part of Lot 46, Block B, Plan 48; Part of Lots 31 and 32, Plan 781, known as Roll No. 3650 420 053 10900.

A Statutory Public Meeting will be held at a future date and advance notice will be given in accordance with the Planning Act. Municipal Council may not make a decision on this application until a Public Meeting has been held in accordance with the Planning Act.

The Subject Property is located on the east side of Taylor Avenue, south of McNaughton Avenue East, in the Community of Chatham (City). The lands are approximately 0.57 ha (1.4 ac.) in area and contain a single detached dwelling and two (2) outbuildings. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Medium Density Second (RM2).



This is not a plan of survey.

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0 40 80 Meters

Application Details

The purpose of the application is to facilitate development of the subject property for a new apartment dwelling with a total of up to 70-units in a building up to five (5) storeys in height. The RM2 zone permits an apartment dwelling as-of-right but limits it to a medium density of 75-units per hectare and maximum height of 10.97 m (36 ft.). The apartment dwelling proposed for the site will be located towards the rear of the property with off-street parking, at a rate of 1.25 spaces per unit, located around the building and within the remaining limits of the property. The site is accessed from a single entrance from Taylor Avenue. A storage building is also proposed for the site to accommodate the needs of tenants.

A conceptual site plan of this development and a conceptual rendering of the design, provided by the applicant, is attached to this notice.

Zoning By-law Amendment –The Zoning By-law Amendment application was submitted to deal with deficiencies in the regulations of the RM2 zone to allow for an apartment dwelling at the scale and density described above. The application is specifically to amend the following regulations for an apartment dwelling use within the RM2 zone.

- Maximum Building Height from 10.97 m (36 ft.) to 16.76 m (55 ft.).
- Maximum Density from 75 dwelling units per hectare to 125 dwelling units per hectare.
- Minimum Interior Side Yard Setback (south lot line only) from 7.62 m (25 ft.) to 6 m (19.7 ft.).
- Relief from Section 4.19 q) i) to permit the full width of the front yard area to be used for parking, a driveway and sidewalk.

The Zoning By-law Amendment application is also requesting to establish the following regulations for the storage building:

- Minimum building setback from all lot lines - 6 m (19.7 ft.).
- Maximum building height - 5 m (16.4 ft.).
- Maximum lot coverage – 10%.

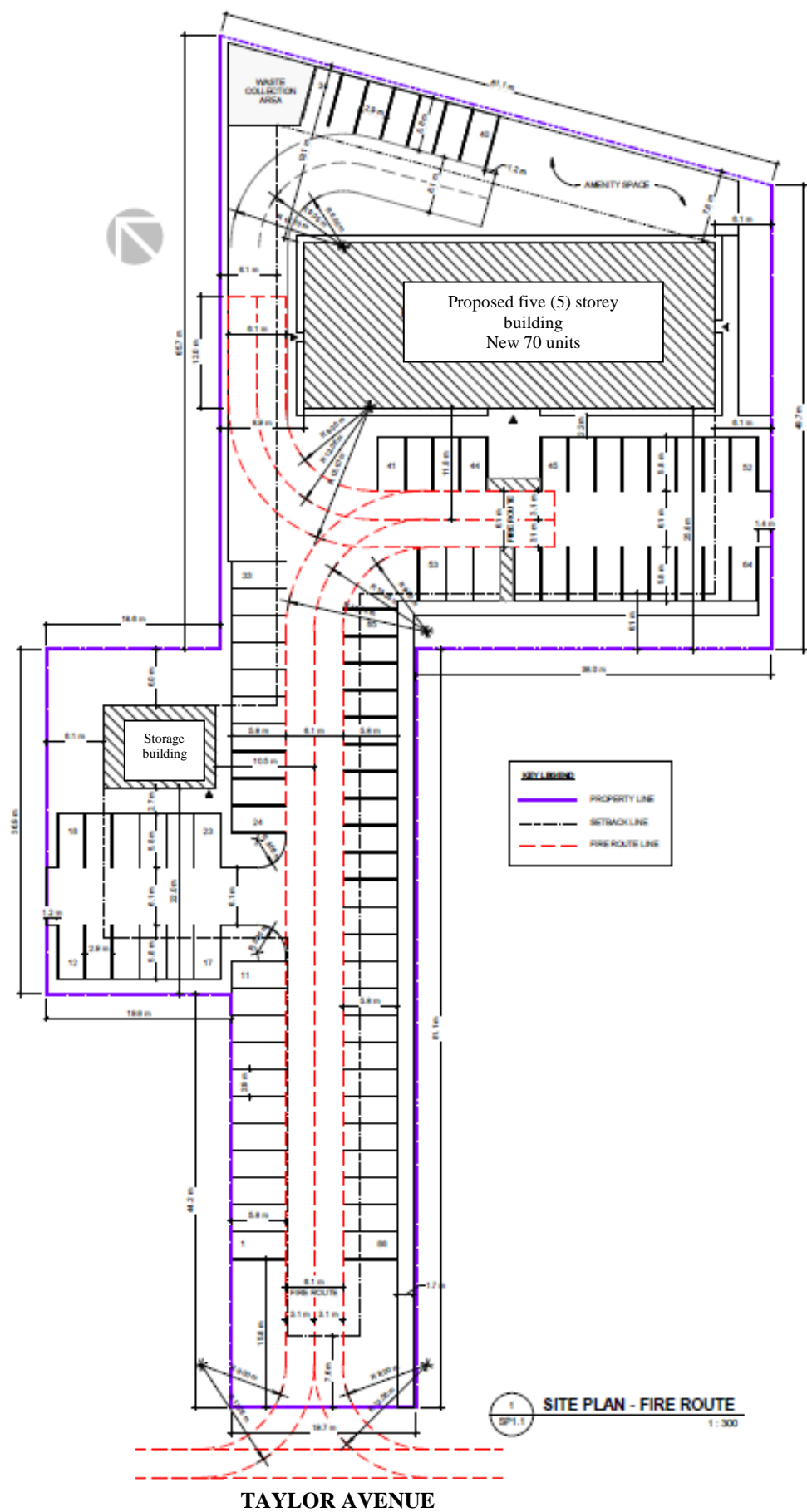
Additional Information:

Supporting materials received with the Zoning By-law Amendment application include a Planning Justification Report and Conceptual Site Plan. These submission items are available for inspection on the municipal website, at the following link: <https://www.chatham-kent.ca/business/planning/Pages/Planning%20Notices.aspx>; or by contacting Planning Services at the contact below:

Learn More & Provide Input

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Chatham ON N7M 5K8
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Phone: 519-360-1998 x3050

Conceptual Site Plan



Concept Rendering



Notice

If applicable, the owner of any land that contains seven or more residential units shall place this notice in a location that is visible to all residents.

Zoning By-law Amendment

If a specified person or public body would otherwise have an ability to appeal the decision of the Municipality of Chatham-Kent to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Chatham-Kent before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Municipality of Chatham-Kent before the by-law is passed, the specified 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.

If you wish to be notified of the decision of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

Dated at the Municipality of Chatham-Kent this 20th day of March 2025.

Municipality of Chatham-Kent
Municipal Clerk's Office
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca