

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Ryan Jacques
Planner I, Planning Services

Date: September 11, 2018

Subject: Application for Zoning By-law Amendment
PL201800125 – 1129085 Ontario Limited and 1388690 Ontario Limited
Howard Road, Community of Chatham (City)

Recommendation

It is recommended that:

1. Zoning By-law Amendment application File D-14 C/33/18/O, Raleigh, Concession 5, Part of Lot 19; described as Part 1 RP 24R-6298, in the Community of Chatham (City), to change the zoning to a site-specific Residential Low Density Fifth (RL5-1460) zone, to include semi-detached dwellings, semi-detached dwelling units, row house dwellings and row house dwelling units as additional permitted uses and to establish appropriate regulations, be approved, and the implementing by-law be adopted.

Background

The subject lands are located along Howard Road between Hitchcock Road and Manning Drive, consisting of Lots 1–27 (inclusive) on approved Draft Plan of Subdivision 36T-97502 (Bloomfield Heights Subdivision), in the Community of Chatham (City) (Roll No. 3650 420 022 50300). These lands are zoned Residential Low Density Fifth (RL5) and designated Residential Area by Southwest Quadrant Secondary Plan, under Section B.2.13 of the Chatham-Kent Official Plan.

The application is proposing to expand the permitted uses on the subject lands to include semi-detached dwellings, semi-detached dwelling units, row house dwellings and row house dwelling units. A conceptual plan demonstrating how these lots may be developed under the proposed zoning is attached as Appendix A. It should be noted that the lots will remain in the draft approved size and configuration.

Draft Plan of Subdivision File No. 36T-97502

Draft Plan of Subdivision File No. 36T-97502 was registered on April 21, 1999. The draft approved plan is comprised of 463 lots for single detached dwellings. The subdivision is planned to be developed in phases. The approved lot layout of the subdivision is shown on the draft plan, attached as Appendix B. To date, the following phases have been registered:

Phase 1:

- 52 single detached residential lots
- Plan of Subdivision 24M-930
- Registered on November 9, 2006

Phase 2:

- 24 single detached residential lots
- Plan of Subdivision 24M-947
- Registered on February 23, 2012

The developer is contemplating a new phase of development. This includes potential development of semi-detached and row house dwellings on the lots subject to this application.

A key map showing the location of the subject lands and photographs of the surrounding area are attached as Appendix C and D, respectively.

Comments

Provincial Policy Statement

The application does not raise any issues of provincial interest. Section 1.1.3, Settlement Areas, and Section 1.4, Housing, specifically promote that municipalities provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Further, that these forms of housing be directed to urban areas where lands have been designated for residential growth and development. The proposed application is consistent with the policies of the PPS.

Official Plan

The Official Plan policies contemplate changes in the residential land and housing supply over time. Policy 2.3.4.2.3, states that Chatham-Kent shall, "encourage the provision of a diverse range of housing choices to meet the projected demographic and market requirements of current and future residents..." This includes accommodating a variety of household types and sizes that can respond to fluctuations in the local housing markets.

The proposed zoning amendment is to permit additional dwelling types to be developed on the subject lands. This will result in greater flexibility and marketability of these lands in meeting the needs of current and future residents of Chatham-Kent.

The proposal will permit each lot to contain one of the following dwelling types: single detached dwelling, semi-detached dwelling unit, or row house dwelling unit. There is no lot creation or re-configuration of approved lots proposed by the application. This results in no change to the total number of dwellings permitted on the approved draft plan of subdivision and no impact to the planned servicing of these lands.

The proposal is suitable for this site and is consistent with the overall development policies of the Official Plan and the Southwest Quadrant Secondary Plan.

Zoning By-law

Under the current Residential Low Density Fifth (RL5) zoning, new development on the subject lands is limited to single detached dwellings. To expand the permitted uses to include semi-detached and row house development, a change to the zone classification of the subject lands is required.

The proposed zoning by-law amendment will rezone the subject lands to a site-specific Residential Low Density Fifth-1460 (RL5-1460) zone. The proposed zoning adds the following dwelling types as additional permitted uses and also includes zoning regulations specific to each use:

- Semi-detached dwellings
- Semi-detached dwelling units
- Row house dwellings
- Row house dwelling units

As a result of the proposed zoning, the subject lots will be able to accommodate the following types of development: single detached dwelling, semi-detached dwelling unit, or row house dwelling unit.

Conclusion

The proposed zoning by-law amendment has been reviewed in the context of the Provincial Policy Statement and Chatham-Kent Official Plan, and will be in full conformity, if approved. Therefore, the application is being recommended for approval.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

- Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Internal

Technical Advisory Committee

The Technical Advisory Committee supports the application.

External

Lower Thames Valley Conservation Authority (LTVCA)

The LTVCA has reviewed the application has no objection to the proposal.

Financial Implications

There are no financial implications resulting from the recommendation.

Prepared by:



Anthony Jas
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Reviewed by:



Ryan Jacques, MCIP, RPP
Planner I, Planning Services

Reviewed by:



Bruce McAllister, MCIP, RPP
Director, Planning Services

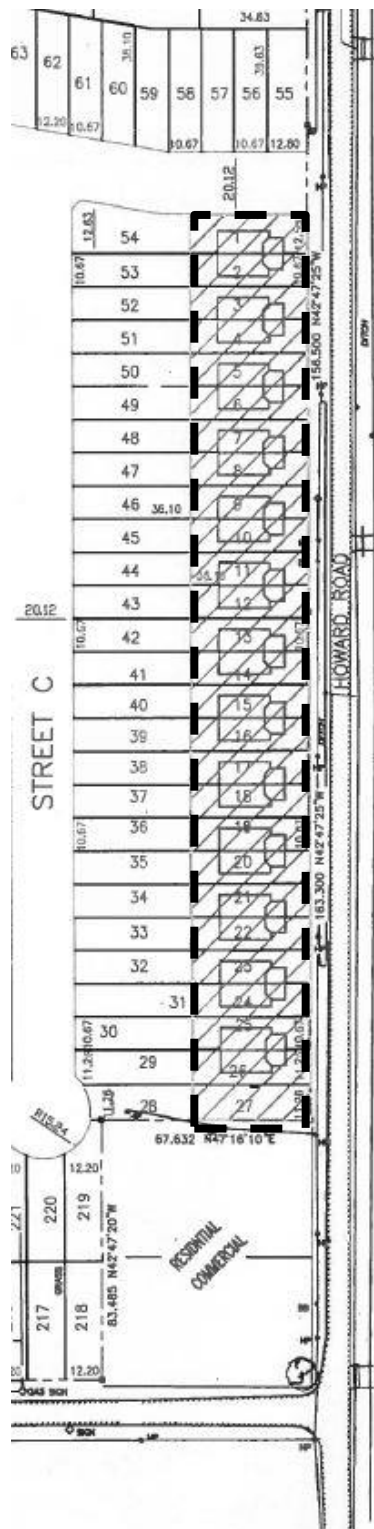
Reviewed by:

John Norton
General Manager
Community Development

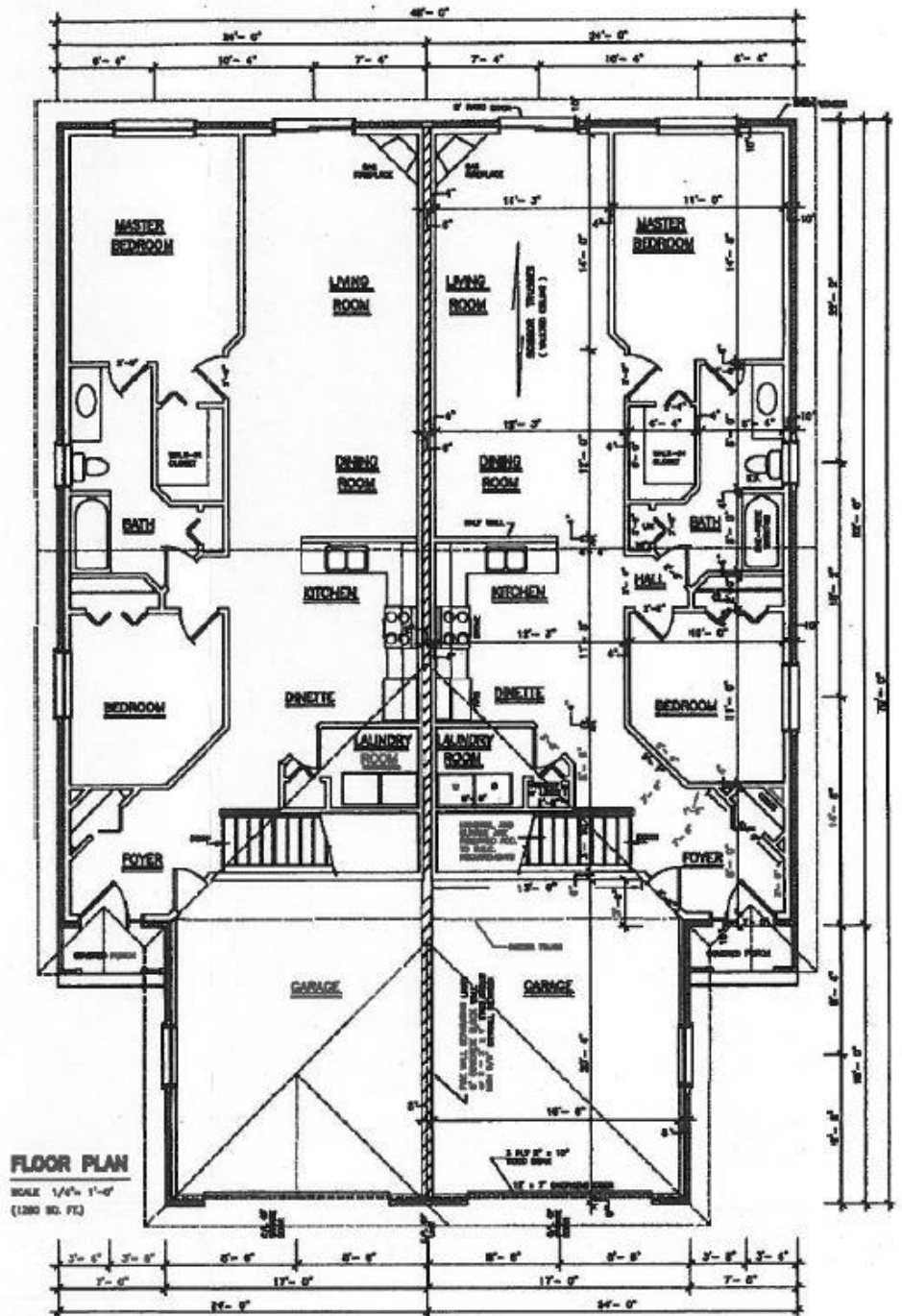
Attachments: Appendix A – Conceptual Development Plan
Appendix B – Draft Plan of Subdivision File No. 36T-97502
Appendix C – Key Map
Appendix D – Site Photos
By-law to amend By-law 216-2009

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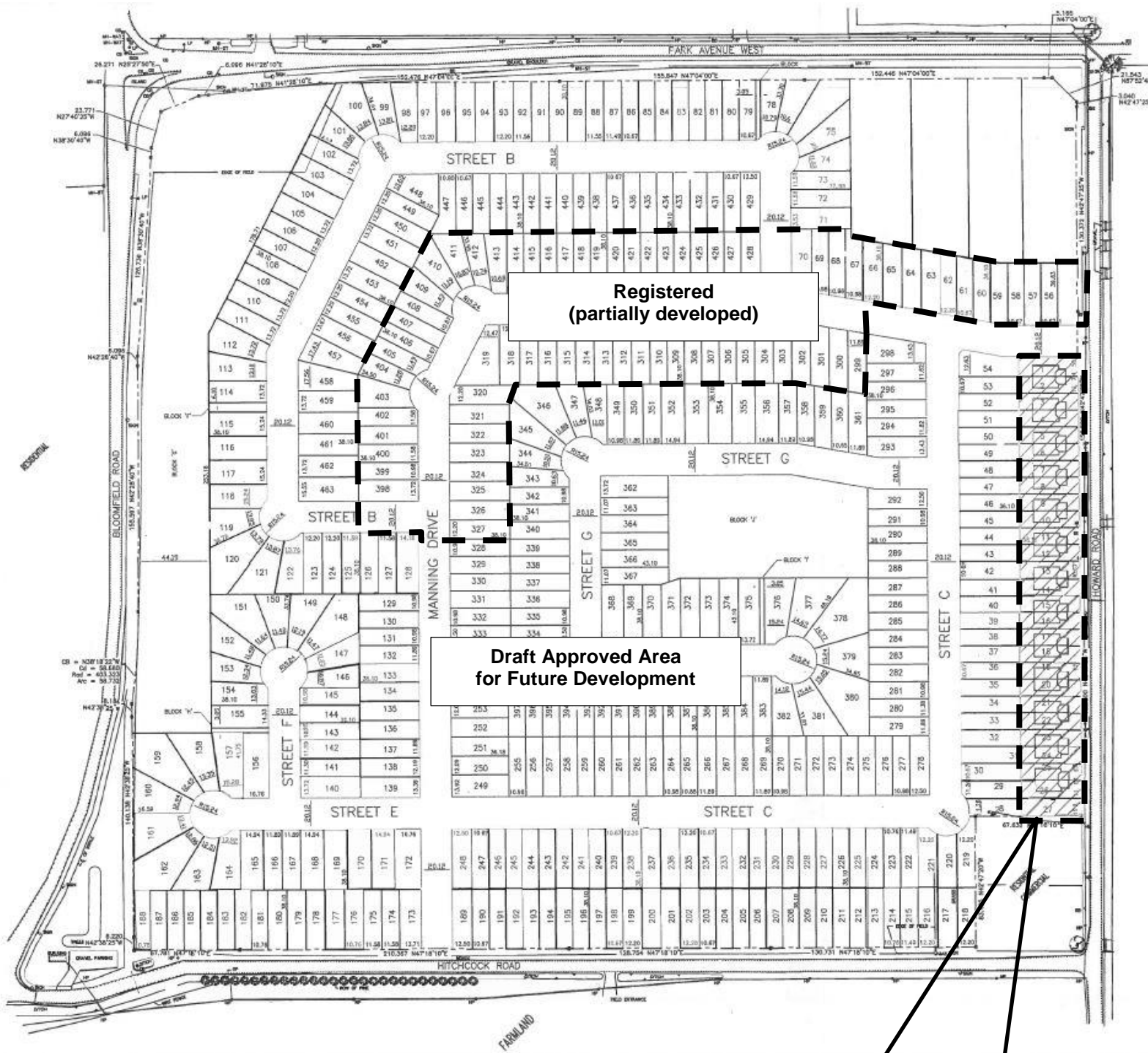
Appendix A – Conceptual Development Plan



SEMI-DETACHED
 TYPICAL UNIT
 SINGLE UNIT FLOOR AREA - 111.63m²
 GARAGE AREA - 32.74m²

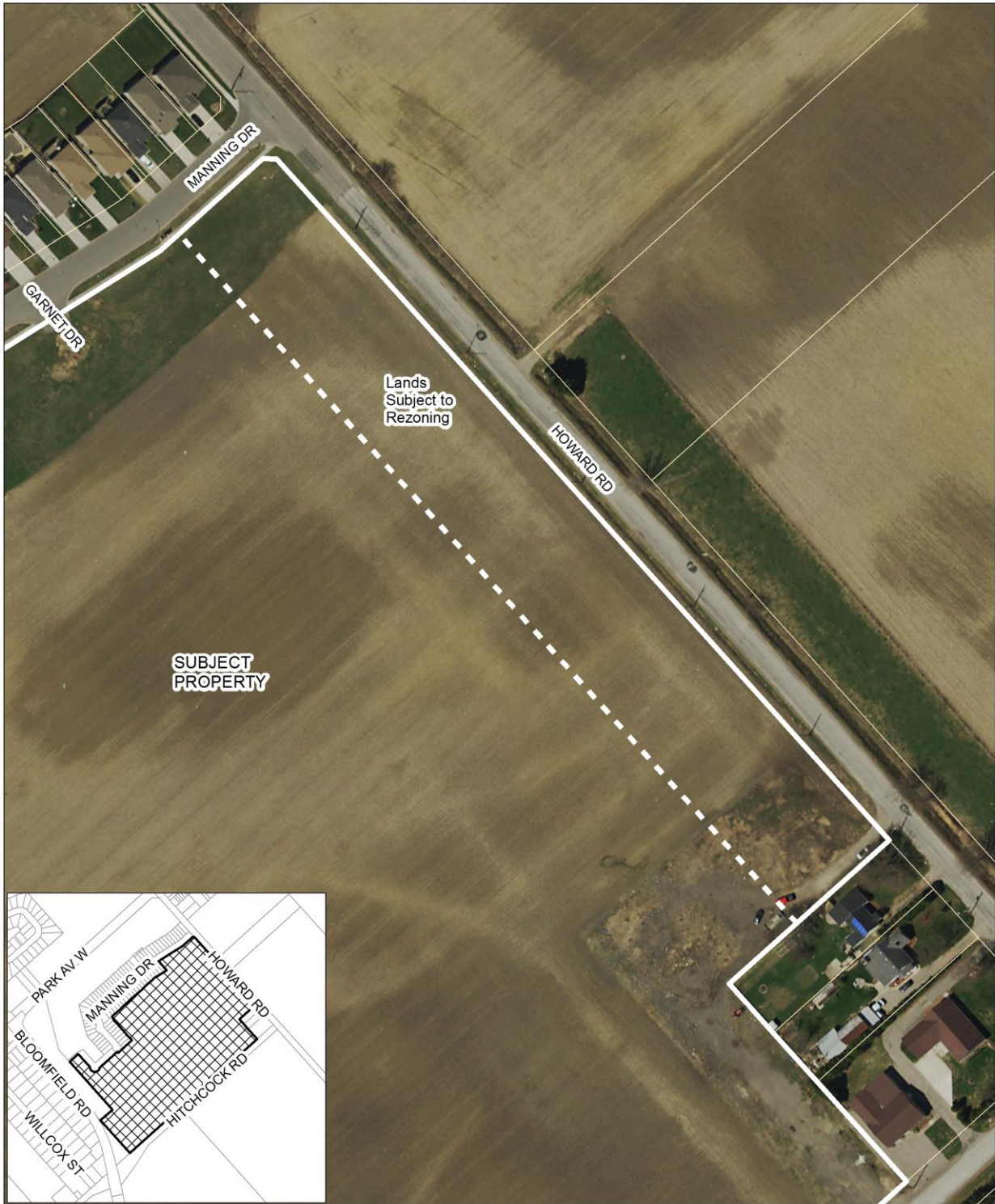


Appendix B – Draft Plan of Subdivision File No. 36T-97502

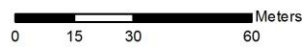


Lands subject to proposed rezoning (Lots 1-27)

Appendix C – Key Map



This is not a plan of survey.
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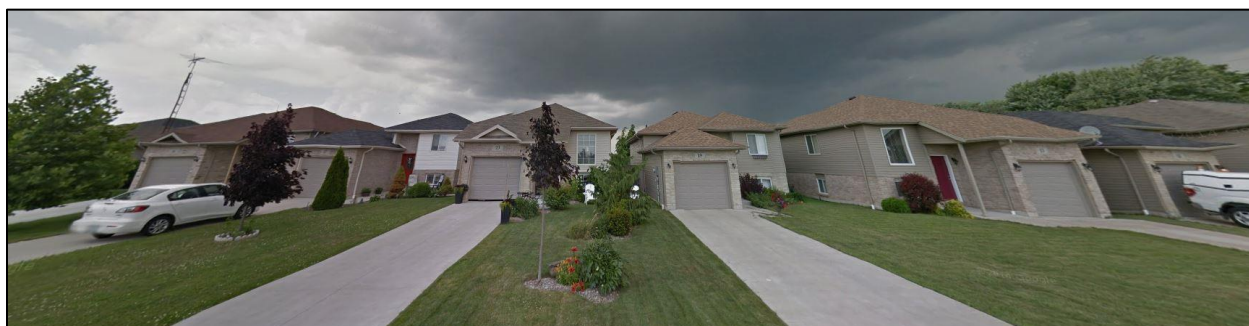
Appendix D – Site Photos



Looking south across the subject lands from the Howard Road and Manning Drive intersection.



Looking west across the subject lands from Howard Road.



Looking northwest across the developed lands on the north side of Manning Drive.

By-law Number _____

of The Corporation of the Municipality of Chatham-Kent

A By-law to Amend Zoning By-law 216-2009 of the Municipality of Chatham-Kent

(1129085 Ontario Limited and 1388690 Ontario Limited)

CityView # PL201800125

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Chatham (City) in order to rezone the lands to include semi-detached dwellings, semi-detached dwelling units, row house dwellings and row house dwelling units as additional permitted uses;

And Whereas the proposed uses would conform to the Official Plan;

And Whereas Council, after due investigation and consideration, concurs in the proposed amendments;

Now therefore be it and it is hereby enacted as By-law Number _____ of the Corporation of the Municipality of Chatham-Kent:

1. That Schedule "A" of the By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by changing the zoning classification from Residential Low Density Fifth (RL5) to Residential Low Density Fifth (RL5-1460) on the lands so depicted on Schedule "A" hereto annexed and also forming part of this by-law.
2. That Schedule "B" Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Exception No., the following:
1460
3. That Schedule "B" Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Special Zone Symbols, the following:
RL5-1460
4. That Schedule "B", Zone Exceptions, of the said By-law 216-2009, be amended by adding the following Exception Areas:

Exception No.	Special Zone Symbol	Special Zone Provisions
1460	RL5-1460	Notwithstanding any other provisions of the by-law to the contrary, Permitted Uses and Regulations include the following: a) Semi-detached Dwelling:

Exception No.	Special Zone Symbol	Special Zone Provisions
		<ul style="list-style-type: none"> i) minimum lot frontage - 18.28 m ii) minimum lot area - 557.42 sq. m iii) maximum lot area - 40% iv) minimum rear yard - 7.62 m v) minimum side yards <ul style="list-style-type: none"> 1) interior side yards with attached garage/carport - 1.22 m 2) interior side yards with no attached garage/carport - 2.44 m 3) corner lot-exterior - 3.048 m vi) maximum density - one semi-detached dwelling vii) minimum gross floor area - 65 sq. m per dwelling unit viii) maximum height - 9.75 m <p>b) Semi-detached Dwelling Unit:</p> <ul style="list-style-type: none"> i) minimum lot frontage – 9.14 m ii) minimum lot area – 278.71 sq. m iii) maximum lot area - 45% iv) minimum rear yard - 7.62 m v) minimum side yards <ul style="list-style-type: none"> 1) interior side yards with attached garage/carport – 0 m & 1.22 m 2) interior side yards with no attached garage/carport – 0 m & 2.44 m 3) corner lot-exterior - 3.048 m vi) maximum density - one semi-detached dwelling unit vii) minimum gross floor area - 65 sq. m per dwelling unit viii) maximum height - 9.75 m <p>c) Row House Dwelling:</p> <ul style="list-style-type: none"> i) minimum lot frontage – 25.91 m ii) minimum lot area – 789.68 sq. m iii) maximum lot area - 55% iv) minimum rear yard - 7.62 m v) minimum side yards <ul style="list-style-type: none"> 1) interior side yards with attached garage/carport - 1.22 m 2) interior side yards with no attached garage/carport – 1.22 m 3) corner lot-exterior - 3.048 m vi) maximum density – one row dwelling vii) minimum gross floor area - 65 sq. m viii) maximum height - 9.75 m <p>d) Row House Dwelling Unit:</p> <ul style="list-style-type: none"> i) minimum lot frontage – 7.0 m ii) minimum lot area – 232.35 sq. m iii) maximum lot area - 60% iv) minimum rear yard - 7.62 m v) minimum side yards: <ul style="list-style-type: none"> 1) interior side yards with attached garage/carport

Exception No.	Special Zone Symbol	Special Zone Provisions
		<ul style="list-style-type: none"> • 0 m per side for internal unit; • 0 m and 1.22 m for an end unit <p>2) interior side yards with no attached garage/carport</p> <ul style="list-style-type: none"> • 0 m per side for internal unit; • 0 m and 1.22 m for an end unit <p>3) corner lot-exterior - 3.048 m</p> <p>vi) maximum density - one row dwelling unit</p> <p>vii) minimum gross floor area - 65 sq. m</p> <p>viii) maximum height - 9.75 m</p>

This By-law shall come into force and effect upon the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990 Chapter. P.13, as amended.

Read a First, Second and Third Time the 1st day of October, 2018.

Mayor – Randy R. Hope

Clerk - Judy Smith

This is Schedule "A" to By-law Number _____ of the Corporation of the Municipality of Chatham-Kent passed on the 1st day of October, 2018.

