

**AMENDMENT TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT**

CONSISTING OF

**AMENDMENT No. 88 TO THE
OFFICIAL PLAN FOR THE
COMMUNITY OF CHATHAM (CITY)**

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO.

A BY-LAW TO ADOPT AMENDMENT NO. 88 TO THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT (CHATHAM - CITY)

The Council of the Corporation of the Municipality of Chatham-Kent, in accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby enacts as follows:

1. Amendment No. 88 to the Official Plan for the Community of Chatham (City) consisting of the attached Schedule "1" and explanatory text, is hereby approved.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF OCTOBER, 2007.

MAYOR – Randy R. Hope

CLERK – Elinor Mifflin

AMENDMENT TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

AMENDMENT No. 88 TO THE
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COMMUNITY OF CHATHAM (CITY)

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AMENDMENT TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

AMENDMENT No. 88 TO THE
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COMMUNITY OF CHATHAM (CITY)

STATEMENT OF COMPONENTS

PART "A" - PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text and one (1) map (entitled Schedule "1") constitutes an amendment to the official plan for the Municipality of Chatham-Kent, namely Amendment No. 88 to the official plan for the Community of Chatham (City)

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART "A" - PREAMBLE

1. Purpose

The purpose of this amendment is to redesignate certain lands from:

- i) Residential to Neighbourhood Commercial;
- ii) Residential to Office Service;
- iii) Low Density Residential to Medium Density Residential; and to,
- iii) modify existing low density residential policies to permit a greater variety of housing types.

2. Location

This amendment consists of two (2) parts, which shall be referred to as Items 1 and 2.

- Item 1: The lands affected by redesignations are part of a 56 acre parcel located at the southern terminus of Keil Drive South and within the Southwest Quadrant Secondary Planning Area.
- Item 2: An existing residential policy under Section 7.3 **Development Policies** is amended.

3. Basis

The subject lands are currently draft approved for development comprised exclusively of single detached dwelling lots. The area specific policies of the Southwest Quadrant Secondary Planning Area divided the residential designation into low density and medium density residential. The subject land is wholly designated low density residential which permits only single detached dwelling types. The housing market in recent years has shifted from primarily single detached development to a wider mix of singles, semi-detached and row or townhouse dwelling types. Much of this shift has been caused by the aging population which prefers alternative forms of housing.

The proposed residential portion of the amendment consists of two parts as follows:

- i) The redesignation of a portion of the subject land shown as Block 79 on the amended draft plan from Low Residential to Medium Density residential to permit development of low rise apartments.
- ii) The modification of the existing low density residential policies for Block 80 to 86 to permit a wider variety of housing types to include single detached, semi-detached, row or townhouse dwellings and double duplex dwellings/carriage style dwellings.

The proposed land use change is considered appropriate for the following reasons:

- The Southwest Quadrant Secondary Plan Area lands were designated over 15 years ago and housing market demands have shifted to include more than just traditional single detached dwellings.
- The proposed mix of housing types will continue to be within the maximum density limits of 7 units per acre while providing the developer greater flexibility to provide a variety of housing types.

The second part of the amendment is to redesignate two blocks on the amended plan from residential to office/service and from residential to neighbourhood commercial, respectively. This proposed land use change is considered appropriate for the following reason(s):

- There is a limited supply of lands designated for these uses.
- The location of the lands presently designated for office/service and neighbourhood commercial is such that is not centrally located to service either the proposed development or existing development to the south of Tweedsmuir Ave West.

- It is located at the intersection of a minor arterial road and major arterial road.
- The surrounding land uses are a mix of low to medium residential and institutional.
- Any land use incompatibilities can be addressed through site plan control.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B - The Amendment", consisting of the following text and one (1) map (entitled Schedule "1") together constitute Amendment No. 88 to the Community of Chatham (City) Official Plan.

Details of the Amendment

Item 1: Map Schedule "B1-1", Southwest Quadrant Secondary Plan Development Concept is amended by designating from Low Density Residential to Medium Density Residential, Office / Service and Neighbourhood Commercial the lands so depicted on Map Schedule "1"

Item 2:

Section 7.3 Development Policies is amended by deleting and replacing policy 7.3.1(a) to be worded as follows:

"7.3.1

Residential

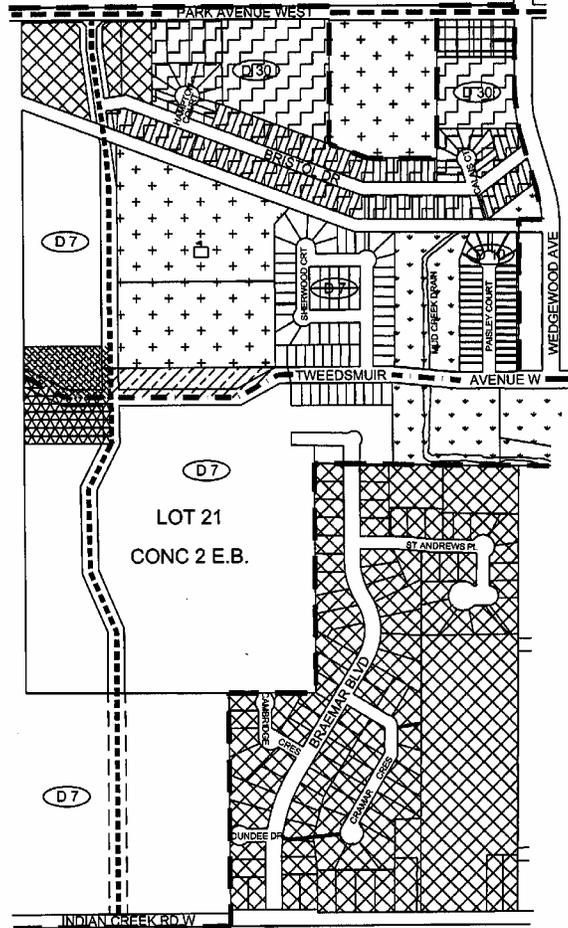
- a) Low Density Residential shall mean residential uses comprising a range of dwelling types associated with low density development such as single detached, semi-detached and townhouse dwellings. The maximum density shall be 7 units per gross acre unless identified otherwise in Schedule "B1-1" – Development Concept. In areas abutting the Berkshire subdivision only single detached dwellings will be permitted with lots and associated housing that are consistent with the character of this existing neighbourhood."

PART C - APPENDICES

The following appendices do not constitute part of Amendment No. 88 to the Community of Chatham (City), but are included for information supporting the amendment.

APPENDIX 1 – October 9, 2007, Planning Report

SCHEDULE "1"
AMENDMENT OF THE OFFICIAL PLAN FOR THE MUNICIPALITY OF CHATHAM-KENT
AMENDMENT NO. 88 TO THE OFFICIAL PLAN FOR THE COMMUNITY OF CHATHAM (CITY)



LEGEND

- | | | | |
|--|-------------------------------|--|---|
| | - General Residential | | - Units per Acre |
| | - Low Density Residential | | - Lands to be redesignated from Low Density Residential to Medium Density Residential |
| | - Medium Density Residential | | - Lands to be redesignated from Low Density Residential to Office/Service |
| | - Office/Service | | - Lands to be redesignated from Low Density Residential to Neighbourhood Commercial |
| | - Neighbourhood Commercial | | |
| | - Institutional | | |
| | - Open Space | | |
| | - Major Arterial Road | | |
| | - Minor Arterial Road | | |
| | - Local Road | | |
| | - Southwest Quadrant Boundary | | |
| | - School | | |

