

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

**CONSISTING OF**

**AMENDMENT No. 91 TO THE  
OFFICIAL PLAN FOR THE  
COMMUNITY OF CHATHAM (CITY)**

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

AMENDMENT No. 91 TO THE  
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COMMUNITY OF CHATHAM (CITY)

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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. 91 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 Low Density Residential to Medium Density Residential

2. Location

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

Item 1: The lands affected by redesignation are a 2.2 acre portion of a larger 56 acre draft plan approved subdivision located at the southern terminus of Keil Drive South and within the Southwest Quadrant Secondary Planning Area.

3. Basis

The subject lands were draft approved for development comprised of single detached dwelling lots, semi-detached dwellings and townhouses. 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. The original Plan amendment in October of 2007 modified the low density residential designation of the subject lands to permit a variety of housing types beyond just 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 amendment is 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.

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 addition of three storey walk-up style dwellings will continue to be within the maximum density limits of 7 units per acre for the entire subdivision while providing the developer greater flexibility in meeting the demand for a variety of dwelling types.

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. 91 to the Community of Chatham (City) Official Plan.

Details of the Amendment

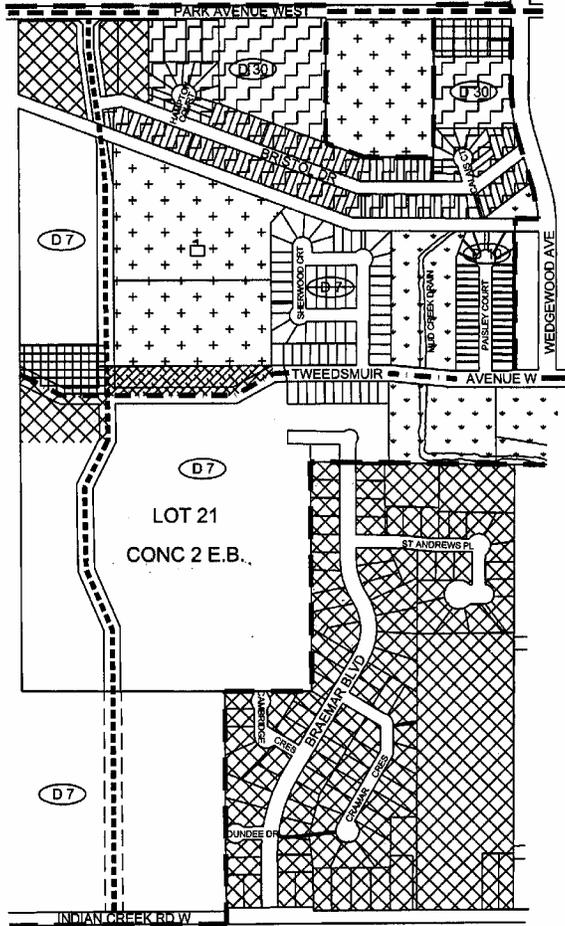
Item 1: Map Schedule "B1-1", Southwest Quadrant Secondary Plan Development Concept is amended by designating from Low Density Residential to Medium Density Residential the lands so depicted on Map Schedule "1"

PART C - APPENDICES

The following appendices do not constitute part of Amendment No. 91 to the Community of Chatham (City), but are included for information supporting the amendment.

APPENDIX 1 – February 20, 2008, Planning Report

**SCHEDULE "1"**  
**AMENDMENT OF THE OFFICIAL PLAN FOR THE MUNICIPALITY OF CHATHAM-KENT**  
**AMENDMENT NO. 91 TO THE OFFICIAL PLAN FOR THE COMMUNITY OF CHATHAM (CITY)**



**LEGEND**

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

