

## Notice of Planning Applications

### Official Plan Amendment and Zoning By-law Amendment

**Take Notice** that the Municipality of Chatham-Kent has received a complete **Combined Application (File D-28 C/45/21/G)** for **Official Plan Amendment (File D-09 C/02/21/G)** and **Zoning By-law Amendment (File D-14 C/41/21/G)** under Sections 22 and 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from GGRE Inc., concerning the property located at 460 Keil Drive South, Community of Chatham (City), Block 37, Plan 24M-862, known as Roll No. 3650 420 022 33900.

**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 for approval of an application until a Public Meeting has been held in accordance with the Planning Act.**

**The Subject Property** is located at the southwest corner of the Park Avenue West and Keil Drive South intersection in the Community of Chatham (City). The lands are comprised of a 1.22 ha (3.02 ac.) irregular shaped parcel with frontage along Park Avenue West, and are currently vacant. The lands are designated as Neighbourhood Commercial in the Secondary Plan for the Southwest Quadrant (OPA 46) and zoned Urban Commercial (Neighbourhood Commercial) (UC(NC)).



This is not a plan of survey.

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## Application Details

The purpose of the applications is to permit the development of a six-storey mixed-use building containing 117 apartment dwelling units and approximately 465 sq. m (5,005 sq. ft.) of commercial floor space on the ground level.

**Official Plan Amendment** – Generally, development in southwest Chatham allows for a range of land uses to be developed over time. Commercial uses are intended to serve the needs of the surrounding community and residential uses are planned to be comprised of both low and medium density building types. The subject lands are currently planned to be developed with only community commercial uses. The proposed development is to incorporate a residential component to the intended use for the subject lands while maintaining community commercial uses at the ground floor. To accommodate this type of development on the subject site, the applicant has applied to allow for:

- A mixed-use commercial/residential building up to six storeys high.
- A maximum residential density of 100 units per hectare. There are 117 units proposed for this development.

**Zoning By-law Amendment** – Certain changes to the Urban Commercial (Neighbourhood Commercial) (UC(NC)) zoning of the property are required to implement the proposed development. These amendments will allow for:

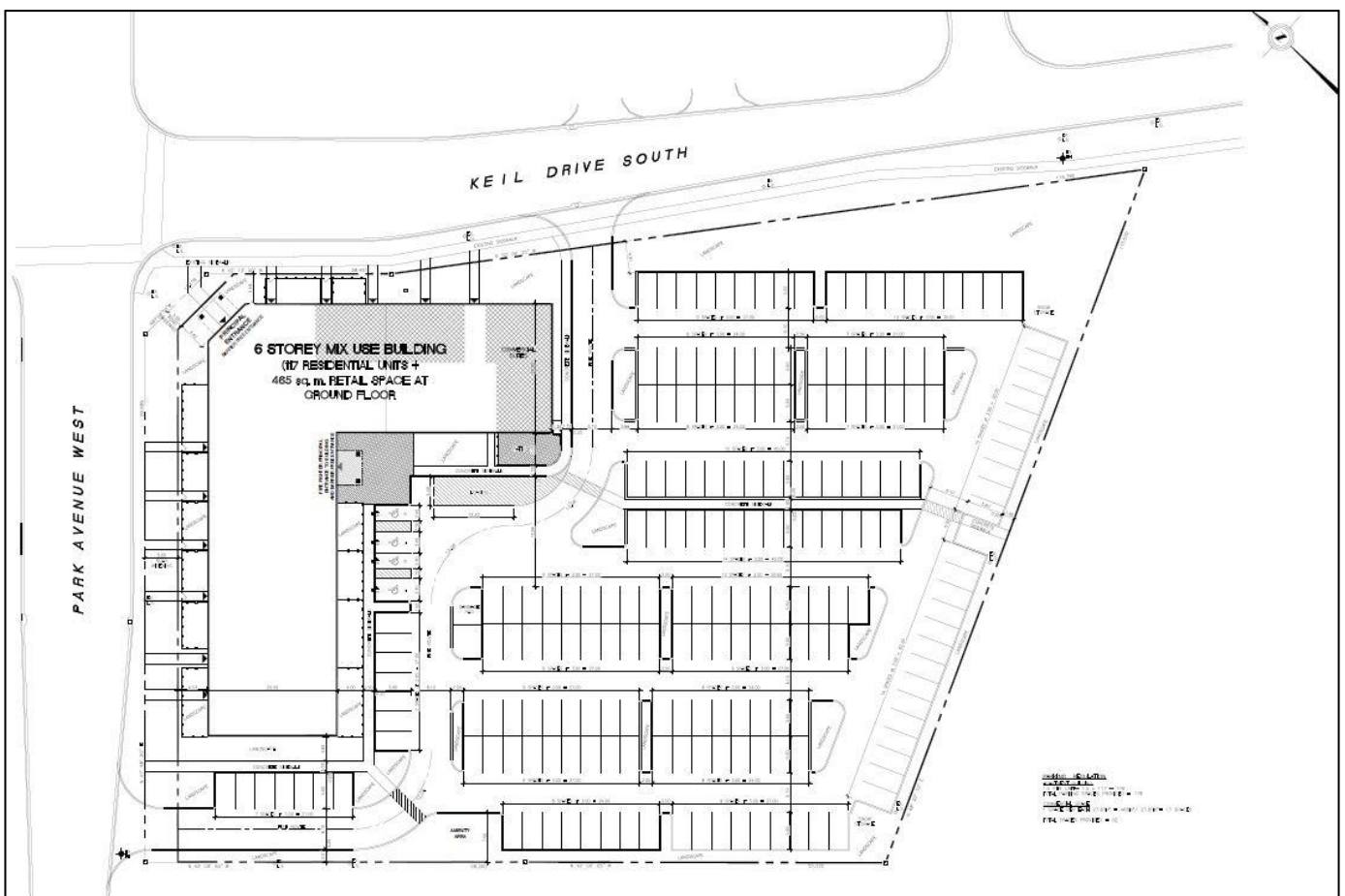
- A Mixed-use Commercial/Residential use to be added as an additional permitted use.
- A minimum front yard setback of 4.0 m from Park Avenue West. Current minimum front yard setback is 7.62 m.
- A maximum building height of 22.0 m. Current maximum permitted height is 7.92 m.
- A maximum density of 100 residential units per hectare. There is no current permitted residential density.

**Site Plan Application** – There is no site plan application being sought for this development at this time. It is expected a Site Plan application will be received for the consideration of Council, when and if Zoning permits.

Additional Information:

Supporting material were also received for this proposal including an Acoustical Report, Servicing Brief, and Traffic Impact Study. A hard copy of all submission items are available for inspection at the Civic Centre (2nd Floor, Planning Services), 315 King Street West, Chatham, or at the municipal website.

## Concept Site Plan



## Front Elevation



## Learn More & Provide Input

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## Notice

### Official Plan Amendment

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Chatham-Kent to the Local Planning Appeal Tribunal but the 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a 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 proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Chatham-Kent in respect of the proposed official plan amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

### Zoning By-law Amendment

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Chatham-Kent to the Local Planning Appeal 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 person or public body is not entitled to appeal the decision.

If a 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 person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 25th day of June, 2021.**

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](mailto:CKclerk@chatham-kent.ca)