

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. -2026

A BY-LAW TO AMEND ZONING BY-LAW 216-2009

OF THE MUNICIPALITY OF CHATHAM-KENT

WHEREAS the Municipality of Chatham-Kent is amending its Official Plan to guide development and infrastructure investment over the next 25 years;

AND WHEREAS the Official Plan Amendment (OPA No. 90) is based on the findings of the 2023 Municipal Comprehensive Review (MCR), which projects a population increase for Chatham-Kent to approximately 122,200 by 2051, resulting in more than 8,200 new households, and identifies the need to accommodate both residential and employment growth;

AND WHEREAS most of this growth is forecast to occur in the Community of Chatham by 2041, with additional growth planned for other settlement areas within the Municipality;

AND WHEREAS to fulfil the land needs identified in the MCR, and in accordance with the Provincial Planning Statement, the Municipality has undertaken a Growth Management Study to examine the need and planning justification for Settlement Area Boundary Expansions in Chatham, Tilbury, Dresden, and Blenheim, and to address mismatches in the location of urban land supply and demand in Wallaceburg;

AND WHEREAS the Growth Management Study includes supporting technical work, including an addendum to the Municipal Comprehensive Review, servicing studies, and an Agricultural Impact Assessment, to inform the identification of preferred growth options;

AND WHEREAS the Official Plan Amendment (OPA No. 90) implements strategic policy direction to align the Official Plan with the 2051 planning horizon, including policies to support growth management, intensification, and settlement area boundary expansions;

AND WHEREAS the Official Plan Amendment (OPA No. 90) provides for Settlement Area Boundary Expansions in Chatham and Tilbury, a Settlement Area Boundary Reallocation in Wallaceburg, and introduces additional policy direction respecting growth phasing and future planning areas;

AND WHEREAS a Zoning By-law Amendment is required to implement the proposed Settlement Area Boundary expansions by applying a Deferred Development (“D”) Zone to lands being brought into the settlement area, to permit existing uses and agricultural uses while restricting new development until detailed planning is completed;

AND WHEREAS the Deferred Development Zone is intended as an interim zone to transition lands from Agricultural (“A1”) to appropriate urban zoning categories following the completion of secondary planning and servicing studies;

AND WHEREAS the Council of the Municipality of Chatham-Kent enacted By-law 216-2009 to regulate the use of land and the character, location and use of buildings and structures in the Municipality of Chatham-Kent on December 14, 2009 (Zoning By-law);

AND WHEREAS the proposed amendments and updates to Zoning By-law 216-2009 conform with the general intent and purpose of the Municipality of Chatham-Kent Official Plan;

AND WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990 Chapter P. 13, as amended, to pass amendments to the Zoning By-law;

NOW THEREFORE BE IT AND IT IS HEREBY ENACTED AS By-law No. \_\_\_\_\_-2026 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:
  - 1.1. Agricultural (A1) to Deferred Development (D)
  - 1.2. Agricultural-1 (A1-1) to Deferred Development (D)
  - 1.3. Agricultural-1260 (A1-1260) to Deferred Development (D)
  - 1.4. Agricultural-1260 (A1-1260) to Residential Low Density First (RL1)
  - 1.5. Agricultural (A1) to Residential Low Density First (RL1)
  - 1.6. Agricultural-1071 (A1-1071) to Deferred Development (D)
  - 1.7. Agricultural-1072 (A1-1072) to Residential Low Density First (RL1)on the lands so depicted on Schedule “A” hereto annexed and also forming part of this by-law.
2. 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:
  - 2.1. Agricultural (A1) to Deferred Development (D)
  - 2.2. Agricultural-1 (A1-1) to Deferred Development (D)
  - 2.3. Agricultural-1290 (A1-1290) to Deferred Development-1290 (D-1290)on the lands so depicted on Schedule “B” hereto annexed and also forming part of this by-law.
3. 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:
  - 3.1. Agricultural (A1) to Deferred Development (D)

3.2. Agricultural (A1) to Residential Low Density First (RL1)

on the lands so depicted on Schedule “C” hereto annexed and also forming part of this by-law.

4. 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:

4.1. Agricultural (A1) to Deferred Development (D)

4.2. Agricultural-1 (A1-1) to Deferred Development (D)

4.3. Agricultural (A1) to Residential Low Density Second (RL2)

on the lands so depicted on Schedule “D” hereto annexed and also forming part of this by-law.

5. 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:

5.1. Agricultural (A1) to Deferred Development (D)

5.2. Agricultural (A1) to Residential Low Density First (RL1)

on the lands so depicted on Schedule “E” hereto annexed and also forming part of this by-law.

6. That Schedule “B”, Zone Exceptions, of the said By-law 216-2009, be amended by deleting the following Exception Nos. in their entirety:

1071

1072

1260

7. That Schedule “B”, Zone Exceptions, of the said By-law 216-2009, be amended by deleting Exception No. 1290 in its entirety and replacing with:

Exception No.	Special Zone Symbol	Special Zone Provisions
1290	D-1290	<p>Notwithstanding any other provisions of by-law 216-2009, as amended, to the contrary, the following shall apply:</p> <p>The permitted uses shall also include to the following:</p> <ul style="list-style-type: none"> <li>i) Accessory dwelling</li> <li>ii) Truck terminal</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>a) minimum northerly side yard setback – 30 m</li> </ul>

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 AND FINALLY PASSED this 13th day of July, 2026.

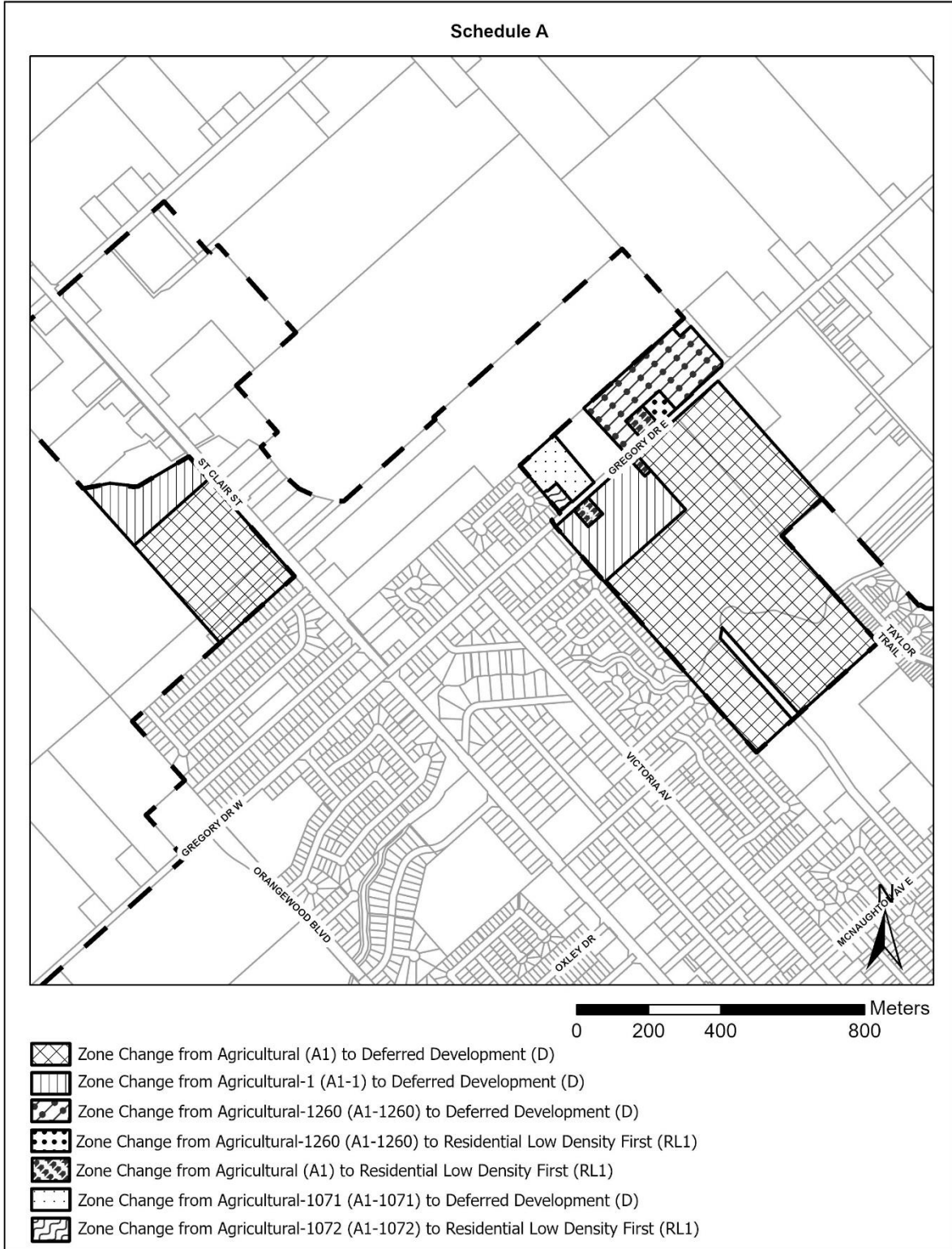
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MAYOR – Darrin Canniff

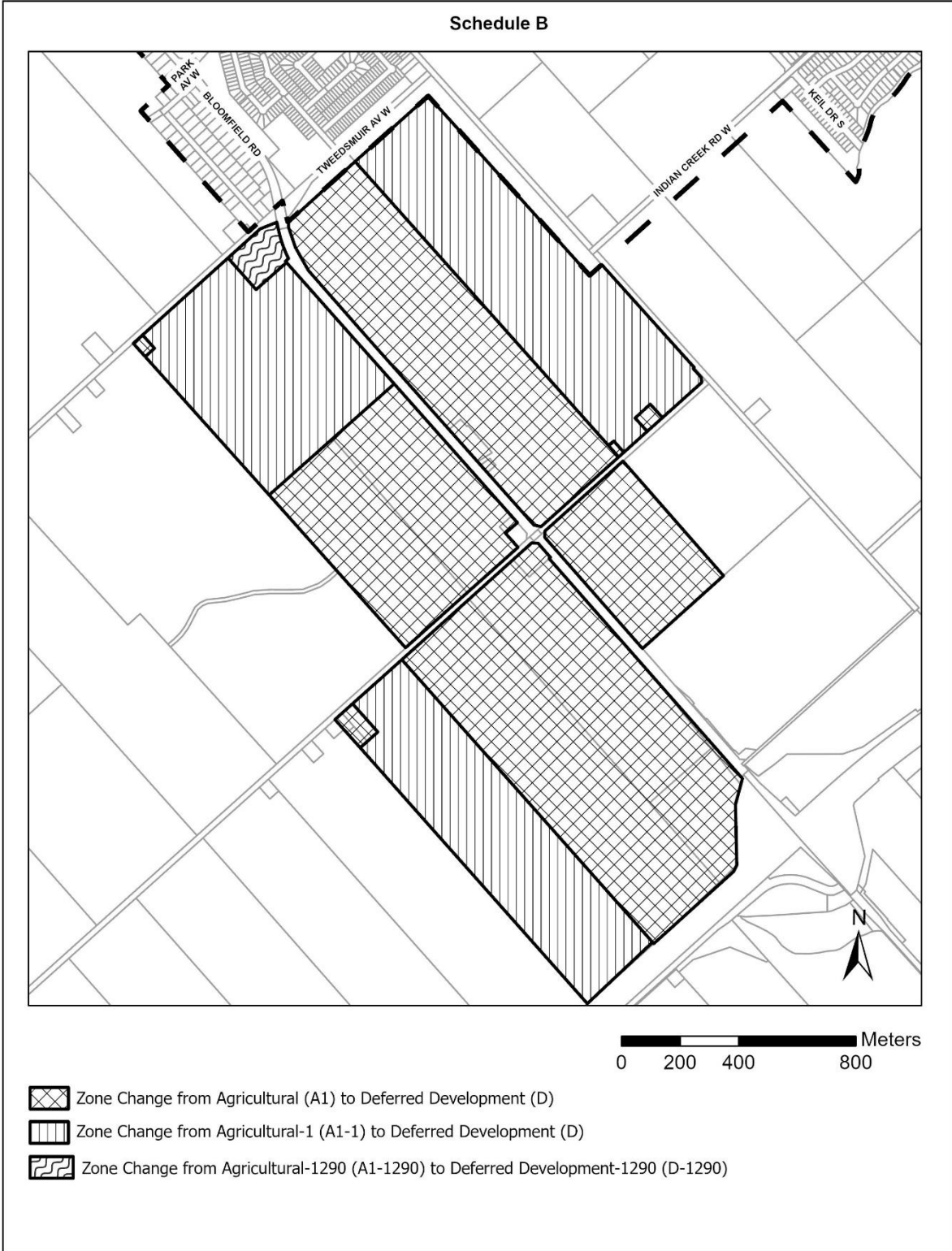
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CLERK – Judy Shantz

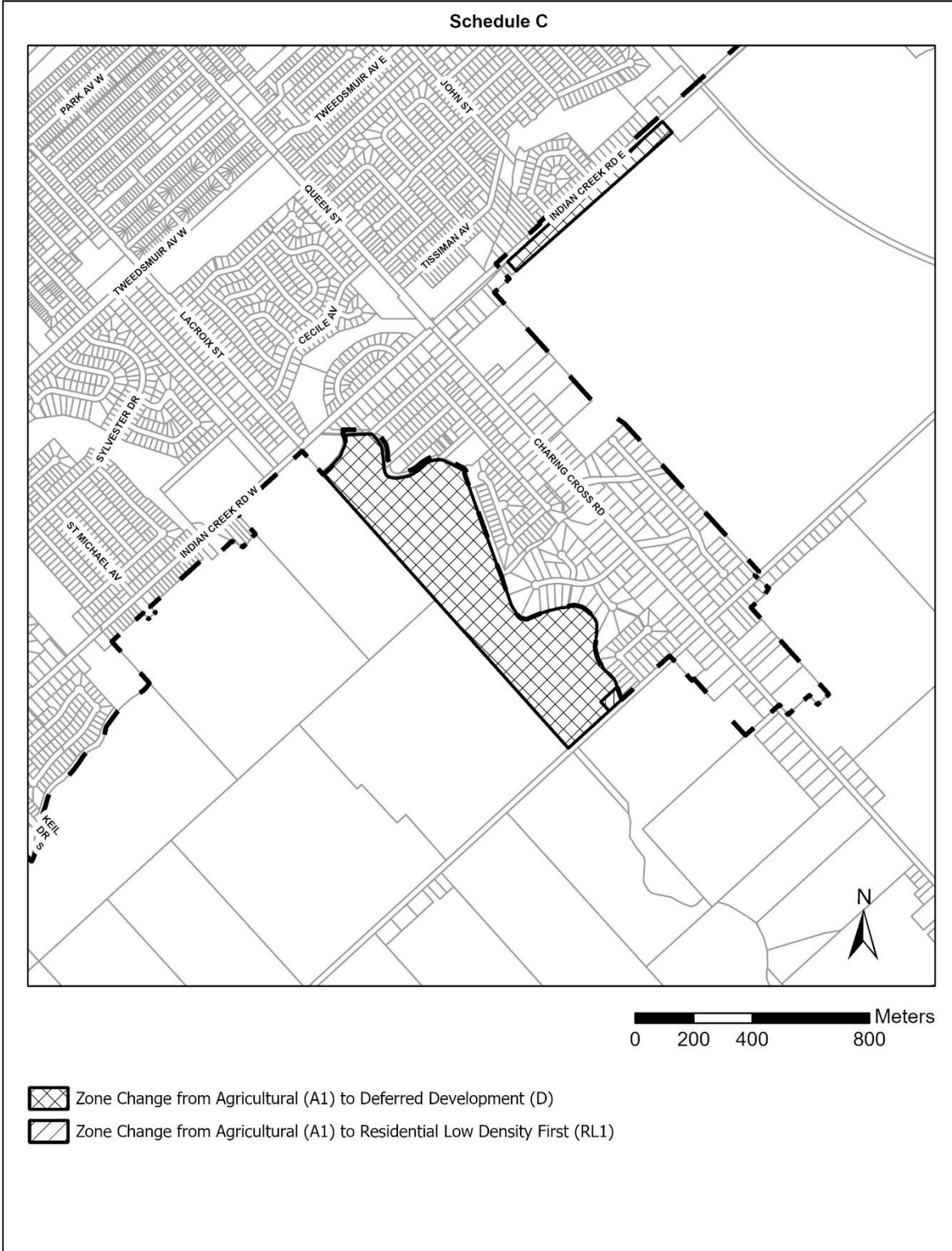
This is Schedule "A" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 13th day of July, 2026.



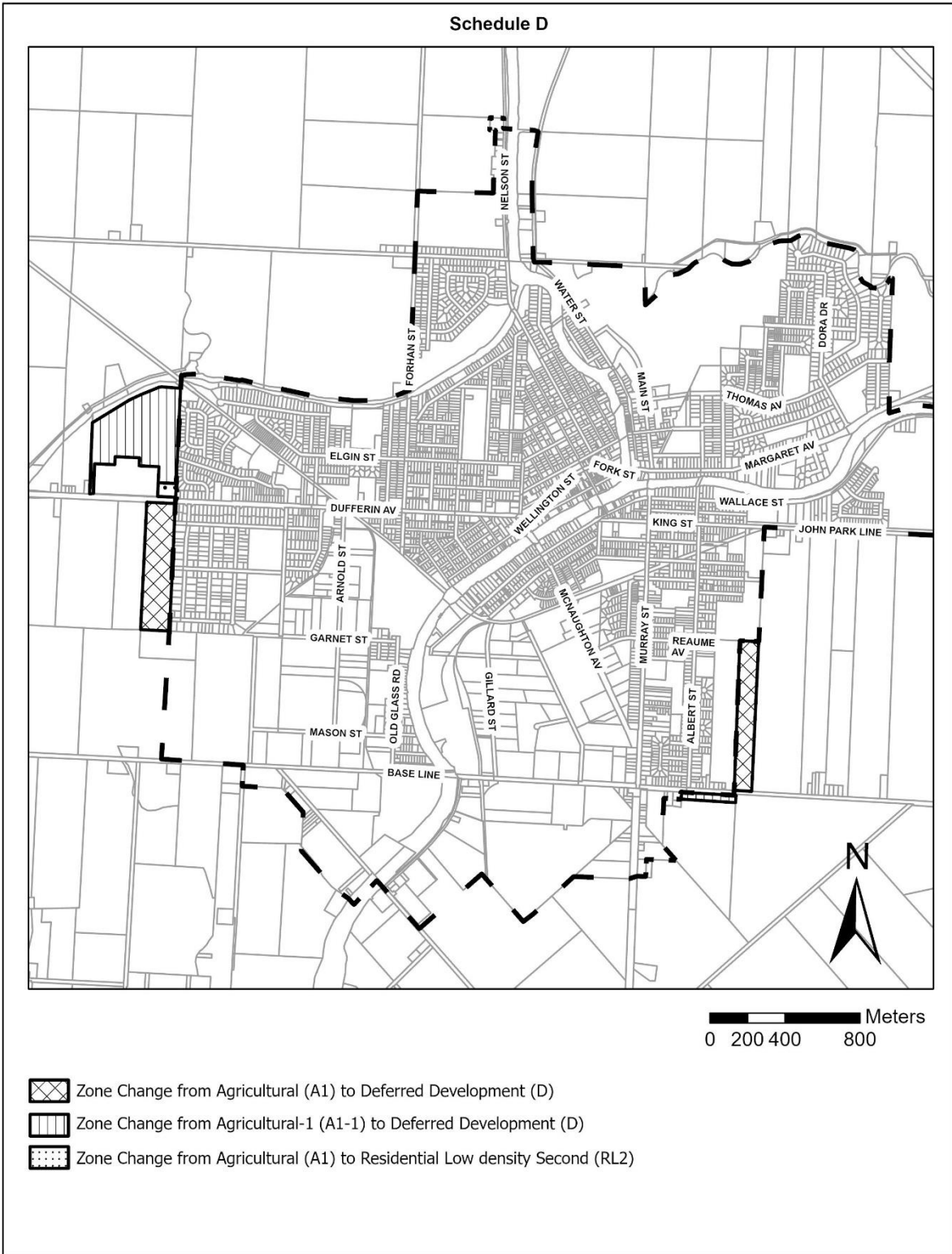
This is Schedule "B" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 13th day of July, 2026.



This is Schedule "C" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 13th day of July, 2026.



This is Schedule "D" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 13th day of July, 2026.



This is Schedule "E" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 13th day of July, 2026.

