

**AMENDMENT No. 90 TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT**

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. -2026

A BY-LAW TO ADOPT AMENDMENT NO. 90 TO THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

Growth Management Update

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. 90 to the Official Plan for the Municipality of Chatham-Kent consisting of explanatory text is hereby adopted.
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 13th Day Of July, 2026.

MAYOR – Darrin Canniff

CLERK – Judy Shantz

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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 9 map schedules constitutes Amendment No. 90 to the Official Plan for the Municipality of Chatham-Kent.

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 update the Official Plan for the Municipality of Chatham-Kent to reflect the Municipality’s growth management strategy over the next 25 years to 2051. This amendment serves to expand the Primary Urban Centre Settlement Area Boundaries for residential and employment uses in Chatham, residential uses in Tilbury and to reallocate residential supply from constrained lands in Wallaceburg, resulting in an adjustment of the Settlement Area Boundary.

2. Location

The Official Plan Amendment applies to the entirety of the Municipality of Chatham-Kent.

3. Basis

In 2023, the Municipality of Chatham-Kent completed a Municipal Comprehensive Review (“MCR”) which forecasted moderate population and employment growth over the next 25 years which would result in population of 122,200 people. This growth will require the Municipality of Chatham-Kent to accommodate approximately 8,290 new households and a total of 46,200 jobs by 2051. This reflects an increase of approximately 15,100 people and 5,100 jobs between 2021 and 2051.

The growth anticipated to occur in the Municipality of Chatham-Kent necessitates a proactive planning approach to ensure that it is managed efficiently and sustainably. Guided by the Provincial Planning Statement and existing Official Plan policies, the majority of population and employment growth is to be directed towards the Municipality’s Primary Urban Centres, some of which are anticipated to require

additional greenfield land over the next 30 years accommodate new homes and businesses. Functionally, this means that the Settlement Area Boundaries for certain Primary Urban Centres would need to be expanded to meet the Municipality of Chatham-Kent's growth needs.

A Growth Management Study, informed by provincial policy, considered various factors. These included but were not limited to, protecting natural heritage features, avoiding natural hazards and providing for a diversity of land ownership, not impacting cultural heritage landscapes, building on existing urban structures and service corridors and allowing for appropriate development phasing. The Growth Management Study identified the need for additional lands in the Chatham (393 hectares) and Tilbury (18 hectares) Primary Urban Centres. It also identified the need to reallocate supply from constrained lands in Wallaceburg to address a total need for 32 hectares and provide greater ownership diversity, resulting in four preferred expansion areas.

This Official Plan Amendment implements the findings of the Growth Management Study, updating the planning horizon and growth projections to 2051, setting out phasing priorities, expanding the Settlement Area Boundaries for the identified Primary Urban Centres and implementing site-specific policies where necessary. It also implements new provincial policies as it relates to third party boundary expansions, identifies a special policy area in southwest Chatham which will require additional detailed planning efforts and includes a policy requiring a Flood Risk Study prior to future boundary expansion in Dresden.

PART “B” - THE AMENDMENT

All of this part of the document, entitled “Part B - The Amendment”, consisting of the following text and 9 map schedules constitute Amendment No. 90 to the Chatham-Kent Official Plan.

Details of the Amendment

Item 1: Section 1.3 Official Plan Context is amended as follows:

a) The following paragraph is added to the end of the Section:

“Furthermore in 2023 the Municipality undertook a Municipal Comprehensive Review which forecasted population and employment growth to 2051. The Municipal Comprehensive Review, and supporting addendums for employment and commercial uses, included a review of available land supply to determine how much additional lands is needed to accommodate the forecasted growth. In addition, the Municipality completed a 2025 Parks and Recreation Master Plan.”

Item 2: Section 2.3.1 Structure Plan for Chatham-Kent is amended as follows:

a) The first sentence is amended as follows:

“The Structure Plan delineates Chatham-Kent’s plan for accommodating change and growth over the 30-year planning horizon (2021–2051).”

Item 3: Section 2.3.2 History of Growth Management in Chatham-Kent is deleted.

Item 4: Section 2.3.3 Growth Projections is amended as follows:

a) The first two paragraphs are deleted and replaced with the following:

“The 2023 Municipal Comprehensive Review provides the basis for establishing future development and growth management across the Municipality to 2051. By 2051 Chatham-Kent’s population is forecast to reach 122,200, an increase of approximately 15,100 persons between 2021 and 2051 or an average growth rate of 0.4% during this time period. To accommodate this long-term population forecast, the Municipality will require an additional 8,290 households between 2021 and 2051 or approximately 275 new households per year. Approximately 90% of this total population growth is forecast to occur by 2041. Furthermore, most of the forecasted growth, totaling 11,000 people, is allocated to the community of Chatham. To accommodate this growth, an additional 8,290 households will be required over the same period. In parallel, employment

is projected to grow by approximately 5,100 jobs by 2051 to a total of 46,200 jobs within the Municipality. Much of this employment growth, approximately 59%, is forecast to occur in Chatham

- b) Existing Table 2.1 is deleted and replaced with the following new table 2.1:"

Table 2.1
Municipality of Chatham-Kent
Residential Growth Forecast Summary

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)	Total Housing Units	Persons Per Unit¹ (PPU)
<i>Mid-1991</i>	109,900	114,300	39,940	2.75
<i>Mid-1996</i>	109,700	114,000	41,315	2.65
<i>Mid-2001</i>	107,700	112,020	42,080	2.56
<i>Mid-2006</i>	108,600	112,300	43,670	2.49
<i>Mid-2011</i>	106,700	104,100	43,300	2.42
<i>Mid-2016</i>	102,000	104,800	43,170	2.36
<i>Mid-2021</i>	104,300	107,100	44,190	2.36
<i>Mid-2026</i>	109,660	112,600	46,690	2.35
<i>Mid-2031</i>	112,800	115,900	48,240	2.34
<i>Mid-2036</i>	115,400	118,600	49,540	2.33
<i>Mid-2041</i>	117,400	120,600	50,670	2.32
<i>Mid-2046</i>	118,400	121,500	51,650	2.29
<i>Mid-2051</i>	119,000	122,200	52,430	2.27
Mid 2001 – Mid 2006	900	400	1,590	
Mid 2006 – Mid 2011	-4,500	-5,600	-670	
Mid 2011 – Mid 2016	-2,100	-1,900	170	
Mid 2016 – Mid 2021	2,300	2,300	1,020	
Mid 2021 – Mid 2031	8,500	8,800	4,050	
Mid 2021 – Mid 2041	13,100	13,500	6,480	
Mid-2021 – Mid 2051	14,700	15,100	8,240	

Source: Watson & Associates Economists Ltd. 2023

Census undercount: The Census undercount is the net number of persons missed in the base population during Census enumeration. Census undercount estimated at approximately 2.7%

- c) The first sentence of the third paragraph is amended to read as follows:

“It is projected that employment in Chatham-Kent will generate an additional 5,100 jobs over the 30-year period (2021–2051).”

- d) Existing Section 2.3.3.2.1 is amended to read as follows:

“2.3.3.2.1 The Municipality shall have a 30-year (2021–2051) population target of 122,200 persons.”

Item 5: Section 2.3.4 Housing is amended as follows:

- a) The Residential Supply Subsection, including existing Table 2.2, is deleted.
- b) The Housing Demand Subsection is amended delete the first six paragraphs. The seventh paragraph is maintained and amended to start as “In 2006,…” by removing “In addition,”
- c) Existing Section 2.3.4.2.1 is amended to include updated growth forecasts to read as follows:

“2.3.4.2.1 The 30-year (2021–2051) housing target of the Municipality shall be 8,290 dwelling units.”

- d) Existing Section 2.3.4.2.2 is amended to include updated housing target mix to read as follows:

“2.3.4.2.2 The Municipality shall encourage a housing mix of 62% low-density dwellings (a maximum of 25 dwelling units per net residential hectare), 15% medium-density dwellings (a maximum of 75 dwellings units per net residential hectare) and 23% high-density dwellings (a maximum of 150 dwelling units per net residential hectare) over the 30-year time horizon (2021–2051).

Item 6: Section 2.3.6 Primary Urban Centres is amended as follows:

- a) Existing Table 2.3 is deleted and replaced with updated Table 2.2:

Table 2.2
Municipality of Chatham-Kent
Chatham-Kent Population in the Primary Urban Centres (2021)

Urban Centre	Population
--------------	------------

Chatham	45,800
Wallaceburg	10,400
Blenheim	4,400
Tilbury	4,700
Ridgetown	2,900
Wheatley	3,500
Dresden	2,400

Source: Watson & Associates Economists Ltd., 2023

- b) The third paragraph is amended to include updated growth forecasts to read as follows:

“Chatham-Kent is projected to grow from approximately 107,100 to approximately 122,200 representing an increase of 15,100 people over the next 30 years (2021–2051). It is forecast that the majority of this population growth (73%) will occur in Chatham; 29% in the remaining Primary Centres and 2% in the Secondary Urban Centres.”

- c) Existing Table 2.4 is deleted and replaced with updated Table 2.3:

Table 2.3
Municipality of Chatham-Kent
Allocation of Households, 2021–2051

Urban Centre	Total Households		2021-2051 Household Growth	% Household Growth Allocation	Annual Household Growth Rate
	2021	2051			
Blenheim	2,020	2,400	420	5%	0.8%
Chatham	20,020	25,410	5,390	65%	0.9%
Dresden	1,030	1,320	290	4%	0.7%
Ridgetown	1,350	1,540	190	2%	0.4%
Tilbury	1,920	2,230	310	4%	0.4%
Wallaceburg	4,580	5,220	660	8%	0.5%
Wheatley	1,140	1,640	500	6%	1.3%
Total Primary Urban Centres	32,050	39,790	7,740	94%	0.8%
Bothwell	440	490	50	1%	0.7%
Thamesville	350	350	-	0%	-0.2%
Charing Cross	290	310	20	0%	2.0%
Merlin	300	320	20	0%	0.2%
Mitchell's Bay	180	230	50	1%	1.7%
Pain Court	250	280	30	0%	0.8%
Total Secondary Urban Centres	1,800	1,970	170	2%	0.7%
Rural Areas	10,340	10,650	310	4%	0.1%

Chatham-Kent	44,190	52,430	8,240	100%	0.6%
<i>Source: Watson & Associates Economists, 2023</i>					
<i>Note: Numbers may not add precisely due to rounding</i>					

- d) Existing Table 2.5 is deleted and replaced with updated Table 2.4:

Table 2.4
Municipality of Chatham-Kent
Allocation of Employment Growth by Primary and Secondary Urban Centres,
2023–2051

Urban Centre	2023-2051 Employment Growth	% Employment Growth Allocation
Blenheim	280	5%
Chatham	3,010	59%
Dresden	180	4%
Ridgetown	150	3%
Tilbury	310	6%
Wallaceburg	320	6%
Wheatley	270	5%
Total Primary Urban Centres	4,520	88%
Bothwell	20	0%
Thamesville	30	1%
Charing Cross	-	0%
Merlin	20	0%
Mitchell's Bay	30	1%
Pain Court	20	0%
Total Secondary Urban Centres	120	2%
Rural Area	460	9%

- e) The fourth paragraph is amended to read as follows:

“In terms of employment growth, it is forecast that 59%% of the growth will occur in Chatham; 29% in the remaining Primary Centres; 2% in the Secondary Urban Centres and 9% in the remaining rural areas”

- f) The fifth paragraph is deleted.

- g) The first sentence of Section 2.3.6.2.6 is amended to reference the Official Plan review cycle and read as follows:

***“2.3.6.2.6 The Municipality will address the supply of land designated for development over time to appropriately balance land needs with supply as part of the regular Official Plan review cycle.*”**

- h) Existing Section 2.3.6.2.13.b) is amended to remove reference for the need to reallocate residential land to Chatham to read as follows:

“b) Despite the policies of Sections 6.3.3.10.4.2 and 6.3.3.10.4.6 in this Plan, and based on 73% of Chatham-Kent’s future population growth being allocated to the community of Chatham, priority for future inclusion into the Chatham Urban Centre Boundary is based on the following:

.”

Item 7: Section 3.5 Industrial Development Policies is amended as follows:

- a) The first four paragraphs and existing Table 3.1 are deleted.
- b) The following paragraph is added:

“Table 3.1 summarizes forecasted employment land demand for the Municipality to 2048 planning horizon. Building off the 2013 Municipal Comprehensive Review, the Employment Addendum determined that a strategic employment area of approximately 200 hectares in Chatham would be desirable to achieve this critical mass and compete for significant provincial and international investment and that around the Bloomfield Road corridor is a desirable candidate for a strategic employment area.”

- c) A new Table 3.1 is added as follows:

Table 3.1 Municipality of Chatham-Kent
Total Employment Land Need (Demand vs. Supply) by Primary
2023–2048

Urban Centre	Total Employment Land Demand	Net Employment Land Supply (Ha)	Net Employment Surplus / (Shortf	Employment Area Lands Required

			all) (Net Ha)	(Gross Ha)
Chatham	87	87	(42)	56
Tilbury	15	23	51	surplus
Wallaceburg	14	9	68	surplus
Wheatley	7	10	6	surplus
Ridgetown	8	12	26	surplus
Dresden	6	9	(6)	8
Blenheim	6	9	9	surplus
Total Primary Urban Centres	141	218	112	64
<i>Source: Watson & Associates Economists Ltd., 2023</i>				

Item 8: Section 3.6.2.20.a) is deleted.

Item 9: Section 3.8 Commercial Policies is deleted and replaced with the following:

“3.8 Commercial Policies

The 2023 Municipal Comprehensive Review and the Commercial Analysis Addendum reviewed Chatham-Kent’s commercial land base, vacant commercial land supply and the ability to accommodate development between 2023 and 2048.

An analysis of commercial space in the Chatham Urban Centre found the following:

Chatham (2022) has approximately 3.1 million sq. ft. of retail commercial space distributed as follows:

Occupied Retail Space, G.L.A by Retail Category (2022)

<u>Type of Space</u>	<u>% of Total</u>
G.A.F.O and Building Supply Stores	47%
Food Store	11%
Accommodations	10%
Food Services	10%

Automotive	8%
Personal Services	7%
Bank Branches	2%
Entertainment and Recreation	3%
Beer, Wine and Liquor	1%
Total	100%

Source: Watson & Associates Economists Ltd., 2023

The 2023 Municipal Comprehensive Review, and addendums, concluded that over the long term it is anticipated that commercial demand will largely be driven by the needs of local residents (e.g. grocery stores, drug stores, convenience stores and restaurants). It is important to recognize that the potential redevelopment of the Downtown Chatham Centre to a mixed-use site may result in a reduction of commercial space supporting regional trade (apparel, department stores, etc.); as such there may be an opportunity to redirect regional trade to other areas of the Chatham Urban Centre. The overall land need to 2048 in Chatham indicates that:

- Chatham requires 22 hectares of designated commercial land to meet future demand.
- The majority of these lands (at least 15 hectares) should be assembled within a new commercial node in the south end of the Chatham Urban Area, with proximity to a Highway 401 connection.
- A diverse mix of commercial uses including: food stores, personal services/health care stores, restaurants and hospitality, commercial service, entertainment and recreation and regional-serving retails should be provided.”

Item 10: Section 3.10.2.18.8 Cherrygrove Community, Chatham Township is deleted.

Item 11: Section 3.11 Recreational Area Policies is amended by adding the following Section:

“3.11.2.17 Recreational Area Site-Specific Policies

3.11.2.17.1 For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area 3.11.2.17.1” and located south of Indian Creek

Road West, and north of Seventh Line East the following policies shall also apply:

- a) **Development shall be prohibited until such time that the limits of flood prone areas/flood hazards have been confirmed by the Conservation Authority and Municipality.**
- b) **Residential uses shall be permitted ancillary to the existing recreational use.**
- c) **Low density residential uses may be developed on approximately 13 contiguous acres, as set out in the implementing Zoning By-law and Draft Plan of Subdivision.”**

Item 12: Section 6.3.2 Planning Horizon is deleted and replaced with the following:

“It shall be the policy of Chatham-Kent that:

- 6.3.2.1 The planning horizon of the Official Plan shall be 30 years, from 2021 to 2051.**
- 6.3.2.2 The lands designated for residential and non-residential development are based on projections to the year 2051 and historical designations carried forward from the previous Official Plans. There is sufficient land designated for residential and non-residential use to provide for growth projections to the year 2051. The Municipality will address the supply of land designated for development over time to appropriately balance land needs with supply.”**

Item 13: Existing Section 6.3.3.10.2 is amended to reflect to reflect the 2051 growth horizon to read as follows:

“6.3.3.10.2 As set out in Section 6.3.2.2, the lands designated for residential and non- residential development are based on population projections to the year 2051 and historical designations carried forward from the previous Official Plans. The majority of new population and employment growth in the Municipality will be directed to the fully serviced Primary and Secondary Urban Centres. It is recognized that the

amalgamation of 22 separate municipalities to create one new Municipality of Chatham-Kent has resulted in a total residential and employment land supply in its Urban Centres that exceeds the 30-year supply requirement in the Provincial Policy Statement. It is also recognized that certain Urban Centres may have an undersupply in relation to their housing and employment demand, while others may have an oversupply, based on their pace of growth. The growth projections of this Official Plan will be monitored at both the Municipality-wide level and at the individual Urban Centre level, and if consistent with the Provincial Policy Statement, the Official Plan may be amended to reflect changes in population and housing demand and land supply and/or employment demand and land supply at the two levels.”

Item 14: Existing Section 6.3.3.10.4.2 Amendments to Expand or Establish Primary or Secondary Urban Centres or Convert Employment Areas to Non-Employment Areas is amended to acknowledge the potential for privately-initiated boundary expansions, update the growth and planning horizons and update polices to align with Provincial policies for boundary expansion, as follows.:

a) The opening paragraph is amended to read as follows:

“Proposals to expand or establish a Primary Urban Centre or a Secondary Urban Centre, or to convert employment areas to non-employment uses, will be evaluated and reviewed at the time of a comprehensive review of this Plan or as part of a privately-initiated boundary expansion as permitted under the Planning Act. As part of a proposed expansion, a Planning Justification Report will be required to support the Amendment and to address the following:”

b) Section 6.3.3.10.4.2 a) is amended to read as follows

“a) there is a demonstrated need for additional land to meet the Municipality’s population and employment targets to 2051”

c) New Sections 6.3.3.10.4.2 b) and 6.3.3.10.4.2 c) are added to be worded as follows:

“b) There is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses

c) The new or expanded settlement provides for the phased progression of urban development”

- d) Existing Sections 6.3.3.10.4.2 c) through 6.3.3.10.4.2 g) are re-lettered to Sections 6.3.3.10.4.2 d) through 6.3.3.10.4.2 i)
- e) Section 6.3.3.10.4.2 h) is amended to remove the word “and” at the end of the sentence.
- f) Section 6.3.3.10.4.2 i) is amended to remove the period at the end of the sentence and to add a semicolon followed by the word “and”
- g) New Section 6.3.3.10.4.2 j) is added, to read as follows:

“j) The proposed area is a logical expansion, contiguous to the existing Urban Centre boundary and there is sufficient capacity in existing or planned infrastructure and public service facilities.”

Item 15: New Sections 6.3.3.10.4.3 and 6.3.3.10.4.4 are added after Section 6.3.3.10.4.2 to be worded as follows:

“6.3.3.10.4.3 The 2023 Municipal Comprehensive Review (and addenda) determined the need for residential, commercial and employment lands to 2051 planning horizon. The expansion of land beyond what has been identified will be taken into consideration as part of the next Official Plan Review.

6.3.3.10.4.4 Notwithstanding the policies in Sections 2.3.6.2.13, 6.3.3.10.4.2 and 6.3.3.10.4.6, before a settlement area boundary expansion will be considered for Dresden Primary Urban Centre, the Municipality shall complete a Flood Risk Study and servicing feasibility analysis.”

Item 16: Existing Sections 6.3.3.10.4.3 Residential Uses Outside of Primary and Secondary Urban Centres and 6.3.3.10.4.4 Non-Residential Uses Outside of Primary and Secondary Urban Centres are renumbered to Sections 6.3.3.10.4.5 and 6.3.3.10.4.6 respectively.

Item 17: New Section 6.3.4 Phasing of Growth is added after Section 6.3.3 to be worded as follows:

“6.3.4 Phasing of Growth

It shall be the policy of Chatham-Kent that:

6.3.4.1 Greenfield lands within the Chatham Urban Centre shall be prioritized for growth and infrastructure investment prior to the lands identified on Schedule “E” Series – Land Use as

“Site-Specific Policy Areas 3.11.2.17.1, B.2.3.21.1, B.2.3.21.2, B.2.3.21.3, B.2.3.21.4, B.2.3.21.5 B.2.3.22.1, B.2.3.23.1, B.2.4.13.9,”

6.3.4.2 *The phasing of growth and infrastructure investment for the lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Areas 3.11.2.17.1, B.2.3.21.1, B.2.3.21.2, B.2.3.21.3, B.2.3.21.4, B.2.3.21.5 B.2.3.22.1, B.2.3.23.1, B.2.4.2.13.9,” shall be confirmed by future municipal Master Plans.”*

Item 18: New Section B.1.7 is added after Section B.1.6 to be worded as follows:

“B.1.7 Southwest Chatham Secondary Plan Policy Area

It shall be the policy of Chatham-Kent that the lands identified on Schedule “A” Series – Land Use, and Schedule “E” Series – Land Use as “Site-Specific Policy Area B.1.7”, including lands outside of the Chatham Primary Urban Centre, require comprehensive secondary planning to identify land uses, address land use compatibility, parks and recreation, road networks, water/wastewater and stormwater management, and mitigate impacts on the agricultural systems. The lands within this Secondary Plan Policy Area and outside of the Primary Urban Centre are anticipated to be a priority area to accommodate additional land need beyond 205, as set out in the Southwest Chatham Servicing Area Study, in order to leverage existing and planned municipal infrastructure investments and land use planning.”

Item 19: Section B.2 Urban Centre Plan for The Blenheim, Chatham, Dresden, Ridgeway, Tilbury Wallaceburg and Wheatley Primary Urban Centres is amended as follows:

- a) The first paragraph is amended to reflect updated planning horizons to read as follows:

“The Chatham Urban Centre, with a 2021 population of 45,800, is the largest community in Chatham-Kent and offers a wide range of residential, employment, shopping and recreational opportunities. The Chatham urban community is the focal point of municipal government and the regional service centre for Chatham-Kent. The

majority of Chatham-Kent's industrial and retail commercial base is located in Chatham."

- b) The fourth paragraph is amended to reflect updated planning horizons to read as follows:

"The Primary Urban Centres of Blenheim, Dresden, Ridgetown, Tilbury, Wallaceburg and Wheatley range in size from populations of 10,400 (Wallaceburg) to 2,500 (Dresden). The Urban Centre Plan provides for a range of residential, employment, shopping and recreational opportunities that are well beyond what is available in the Secondary Urban Centres, Hamlets and Rural Settlement Areas. At the same time, these Primary Urban Centres are at a scale that provides residents with a strong sense of connection to their communities."

Item 20: New Sections B.2.3.21, B.2.3.22 and B.2.3.23 are added after Section B.2.3.20 to be worded as follows:

"B.2.3.21 Site-Specific Policies, Chatham Urban Centre

B.2.3.21.1 For lands identified on Schedule "E" Series – Land Use as "Site-Specific Policy Area B.2.3.21.1" and located north and south of Gregory Drive East, the following policies shall also apply:

- a) **Planning for local infrastructure including transportation, water/wastewater, and stormwater management shall be carried out in conjunction with the preparation of a Secondary Plan.**
- b) **The planned transportation network is anticipated to include the extension of Taylor Trail and Delaware Avenue to Gregory Drive East. The required rights-of-way shall be secured through the development approvals process.**

B.2.3.21.2 For lands identified on Schedule "E" Series – Land Use as "Site-Specific Policy Area B.2.3.21.2" and located west of Charing Cross Road, the following policies shall also apply:

- a) ***Development shall be prohibited until such time that the limits of flood prone areas/flood hazards have been confirmed by the Conservation Authority and Municipality.***
- b) ***The planned transportation network shall include the extension of Lacroix Street to Seventh Line. The required rights-of-way shall be secured through the development approvals process.***

B.2.3.21.3 ***For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area B.2.3.21.3” and located south of Tweedsmuir Avenue West and north of Sixth Line East the following policies shall also apply:***

- a) ***Detailed land uses, infrastructure, and transportation in this Site-Specific Policy Area will be determined as part of a Secondary Plan for the Southwest Chatham Secondary Plan Policy Area.***
- b) ***The planned transportation network is anticipated to include the extension of Indian Creek Road West to Bloomfield Road. The required rights-of-way shall be secured through the development approvals process.***

B.2.3.21.4 ***For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area B.2.3.21.4” and located south of Indian Creek Road East the following policies shall also apply:***

- a) ***As a condition of approval for lot severance, potential livestock facilities that would result in a Minimum Distance Separation (MDS) encroachment must be confirmed as decommissioned.***

- b) ***Development shall be prohibited until such time that the limits of flood prone areas/flood hazards have been confirmed by the Conservation Authority and Municipality.***
- c) ***Right-of-way access for roads and services to lands located south of this Site-Specific Policy Area shall be provided. The required right-of-way shall be secured through the development approvals process.***

B.2.3.21.5 ***For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area B.2.3.21.5” and located west of St. Clair Street the following policies shall also apply:***

- a) ***The commercial uses permitted in the Shopping Centre Commercial designation shall be oriented toward St. Clair Avenue***
- b) ***Medium- and high-density residential development shall be permitted uses in the Residential designation, subject to the provisions and density targets outlined in this Official Plan.***
- c) ***Lot creation intended to sever existing, legally established uses from a single property is prohibited in order to prevent the fragmentation of land.”***

B.2.3.22 ***Site-Specific Policy, Tilbury Urban Centre***

B.2.3.22.1 ***For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area B.2.3.22.1” and located south of Canal Street East the following policies shall also apply:***

- a) ***A regional stormwater management facility will be required within this Site-Specific Policy Area, as***

*identified within the Tilbury
Stormwater Master Plan.*

B.2.3.23 Site-Specific Policy, Wallaceburg Urban Centre

B.2.3.23.1 *For lands identified on Schedule “E” Series – Land Use as “Site-Specific Policy Area B.2.3.23.1” and located north of Dufferin Avenue the following policies shall also apply:*

- a) *Minimum Distance Separation (MDS) requirements shall be implemented through the Zoning By-law. Where a development application has an MDS encroachment from an inactive livestock facility, such encroachment shall be addressed and evaluated through a complete development application.”*

Item 21: New Section B.2.4.13.9. is added after Section B.2.4.13.8 to be worded as follows:

“B.2.4.13.9 Southwest Chatham Strategic Employment Area

For the lands identified on Schedule “E” Series - Land Use as “Site-Specific Policy Area B.2.4.13.9” and located north of the 401 and south of Tweedsmuir Road West, the following policies shall also apply:

- a) *Detailed land uses, infrastructure, and transportation in this Site-Specific Policy Area will be determined as part of a Secondary Plan for the Southwest Chatham Secondary Plan Policy Area.*
- a) *A regional commercial hub of approximately 15 ha shall be located generally at the intersection of Bloomfield Road and Sixth Line as indicated on Schedule E and confirmed as part of the Secondary Plan.*
- b) *The planned transportation network is anticipated to include the extension of*

Indian Creek Road West to Bloomfield Road. The required rights-of-way shall be secured through the development approvals process.

- c) A Holding provision shall be applied until such time as appropriate studies and area-specific planning can be undertaken to mitigate and address identified Minimum Distance Separation (MDS) encroachment and potential nuisance from livestock operations”***

Item 22: Section B.2.13.1 f) is deleted in its entirety.

Item 23: Section B.2.5.19.3 is amended by deleting Section B.2.5.19.3 a) and renumbering the subsequent Sections.

Item 24: Map Schedule A8, Community of Dover, is amended by removing “Site-Specific Policy Area B.2.13.1 f) from the applicable lands as so depicted on the attached Map Schedule “5”.

Item 25: Map Schedule E2, Community of Chatham, is amended as follows:

- a) By adding the lands so depicted on the attached Map Schedule “1” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.4”;
- b) By adding the lands so depicted on the attached Map Schedule “2” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.2”;
- c) By adding the lands so depicted on the attached Map Schedule “2” to the Chatham Settlement Area and including them within “Site-Specific Policy Area 3.11.2.17.1”;
- d) By adding the lands so depicted on the attached Map Schedule “2” to the Chatham Settlement Area, redesignating them from Recreational Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.2”;
- e) By adding the lands so depicted on the attached Map Schedule “3” to the Chatham Settlement Area, redesignating them from Agricultural Area to Employment Area and including them within “Site-Specific Policy Area B.2.4.13.9”;

- f) By adding the lands so depicted on the attached Map Schedule “3” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.3”;
- g) By adding the lands so depicted on the attached Map Schedule “3” to the Chatham Settlement Area, redesignating them from Agricultural Area to Employment Area, removing the Future Development Area overlay and including them within “Site-Specific Policy Area B.2.4.13.9”;
- h) By adding the lands so depicted on the attached Map Schedule “4” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.1”;
- i) By adding the lands so depicted on the attached Map Schedule “4” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and deleting “Site-Specific Policy 3.10.2.18.8”;
- j) By adding the lands so depicted on the attached Map Schedule “5” to the Chatham Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.21.5”;
- k) By adding the lands so depicted on the attached Map Schedule “5” to the Chatham Settlement Area, redesignating them from Agricultural Area to Shopping Centre Commercial Area and including them within “Site-Specific Policy Area B.2.3.21.5”;
- l) By removing “Site-Specific Policy Area B.2.13.1 f) from the applicable lands as so depicted on the attached Map Schedule “5”;
- and,
- m) By including the lands so depicted on the attached Map Schedule “9” within “Site-Specific Policy Area B.1.7” (Southwest Chatham Secondary Plan Policy Area) and adding a Regional Commercial Hub Symbol generally at the intersection of Bloomfield Road and Sixth Line.

Item 26: Map Schedule E5, Community of Tilbury, is amended by adding the lands so depicted on the attached Map Schedule “6” to the Tilbury Settlement Area and redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.22.1”.

Item 27: Map Schedule E6, Community of Wallaceburg, is amended as follows:

- a) By adding the lands so depicted on the attached Map Schedule “7” to the Wallaceburg Settlement Area, redesignating them from Agricultural Area to Residential Area and including them within “Site-Specific Policy Area B.2.3.23.1”;
- b) By adding the lands so depicted on the attached Map Schedule “7” to the Wallaceburg Settlement Area and redesignating them from Agricultural Area to Residential Area;
- c) By adding the lands so depicted on the attached Map Schedule “7” to the Wallaceburg Settlement Area;
- d) By adding the lands so depicted on the attached Map Schedule “8” to the Wallaceburg Settlement Area and redesignating them from Agricultural Area to Residential Area;
- e) By redesignated the lands so depicted on the attached Map Schedule “8” from Residential Area to Urban Reserve.

PART "C" – APPENDICES

The following appendix does not constitute part of Amendment No. 90 to the Municipality of Chatham-Kent Official Plan but is included for information supporting the amendment.







APPENDIX 1 – Growth and Development Options for Settlement Area Boundary Expansion dated June 2026

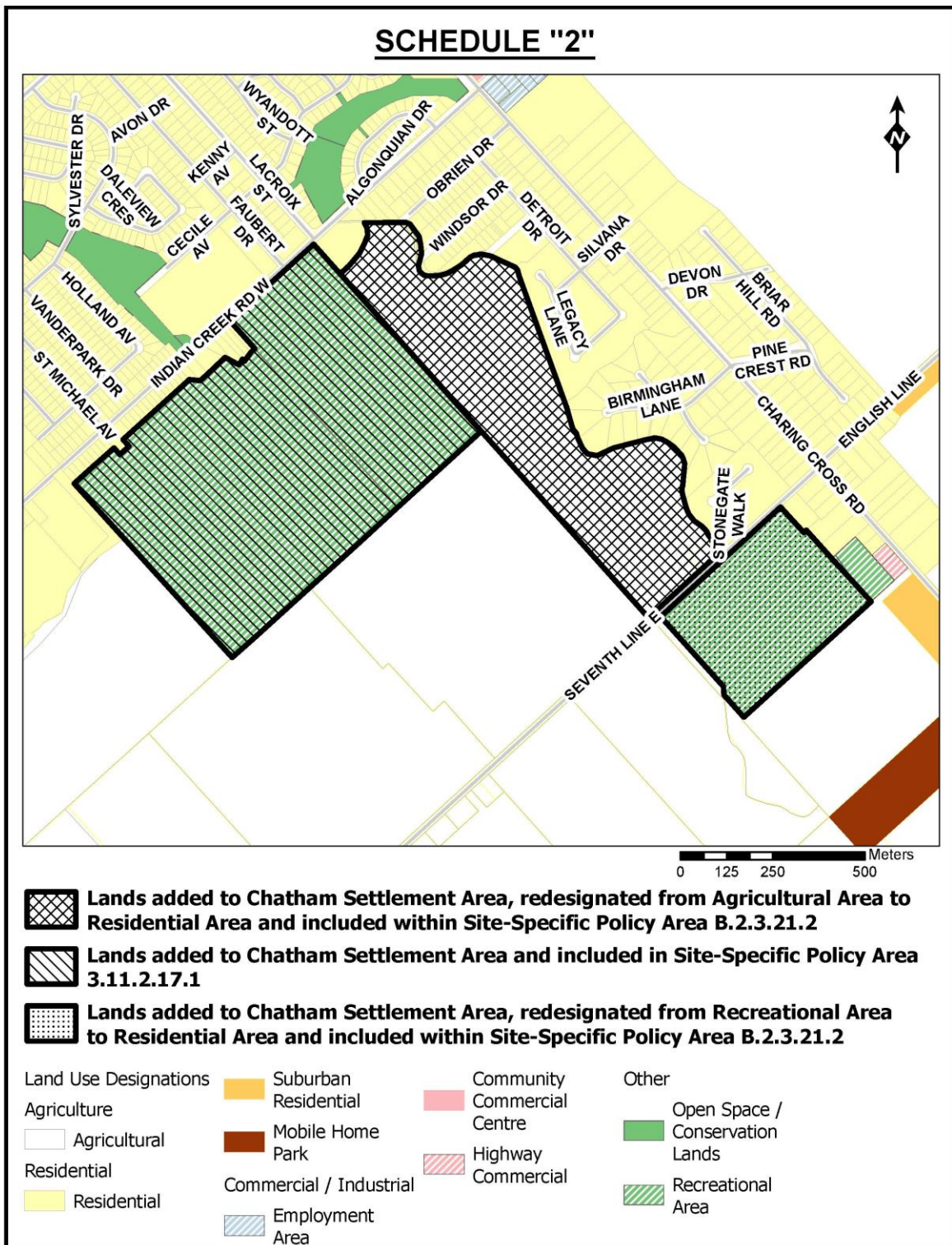
APPENDIX 2 – Staff Report to Council dated July 13, 2026

SCHEDULE "1"

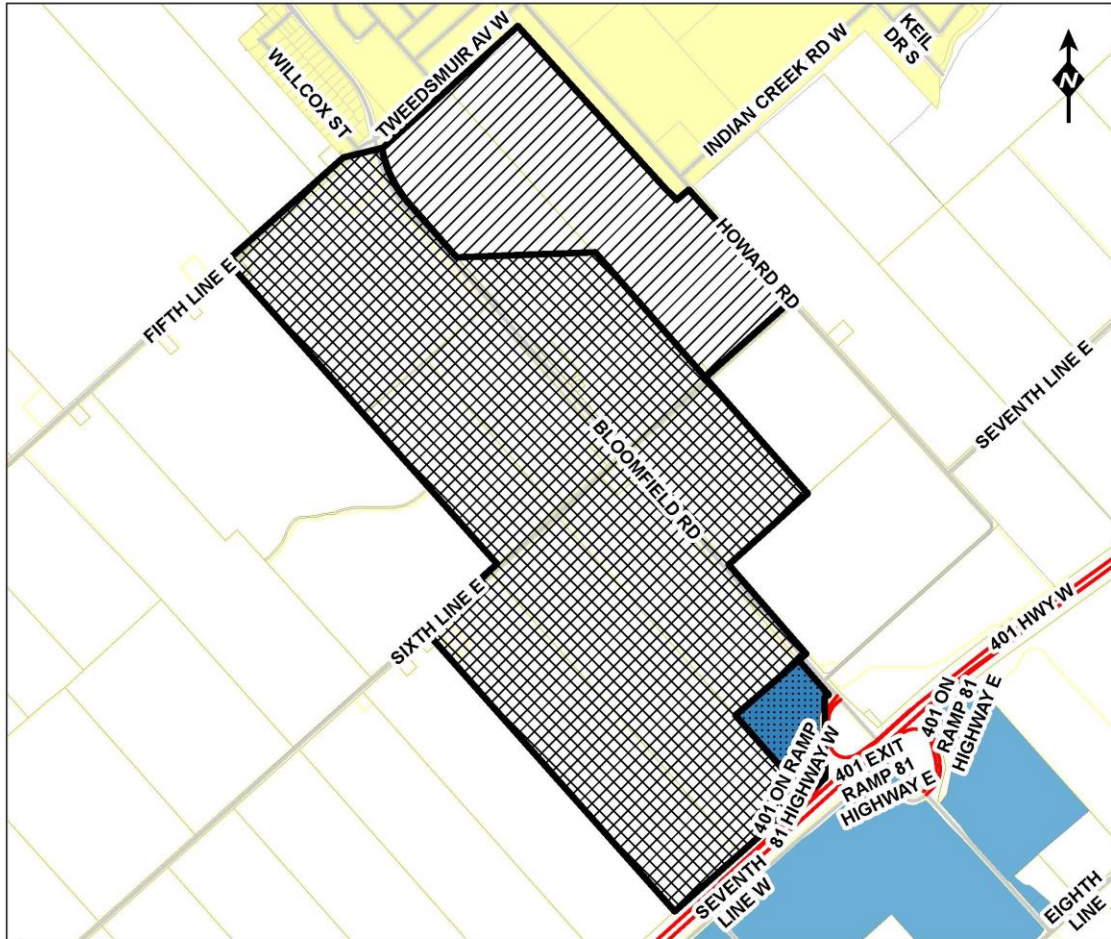


 **Lands added to Chatham Settlement Area, redesignated from Agricultural Area to Residential Area and included within Site-Specific Policy Area B.2.3.21.4**







Land Use Designations	Residential	Community	Open Space /
Agriculture	 Residential	 Commercial Centre	 Conservation Lands
 Agricultural	Commercial / Industrial	Other	
	 Employment Area	 Public Facility	



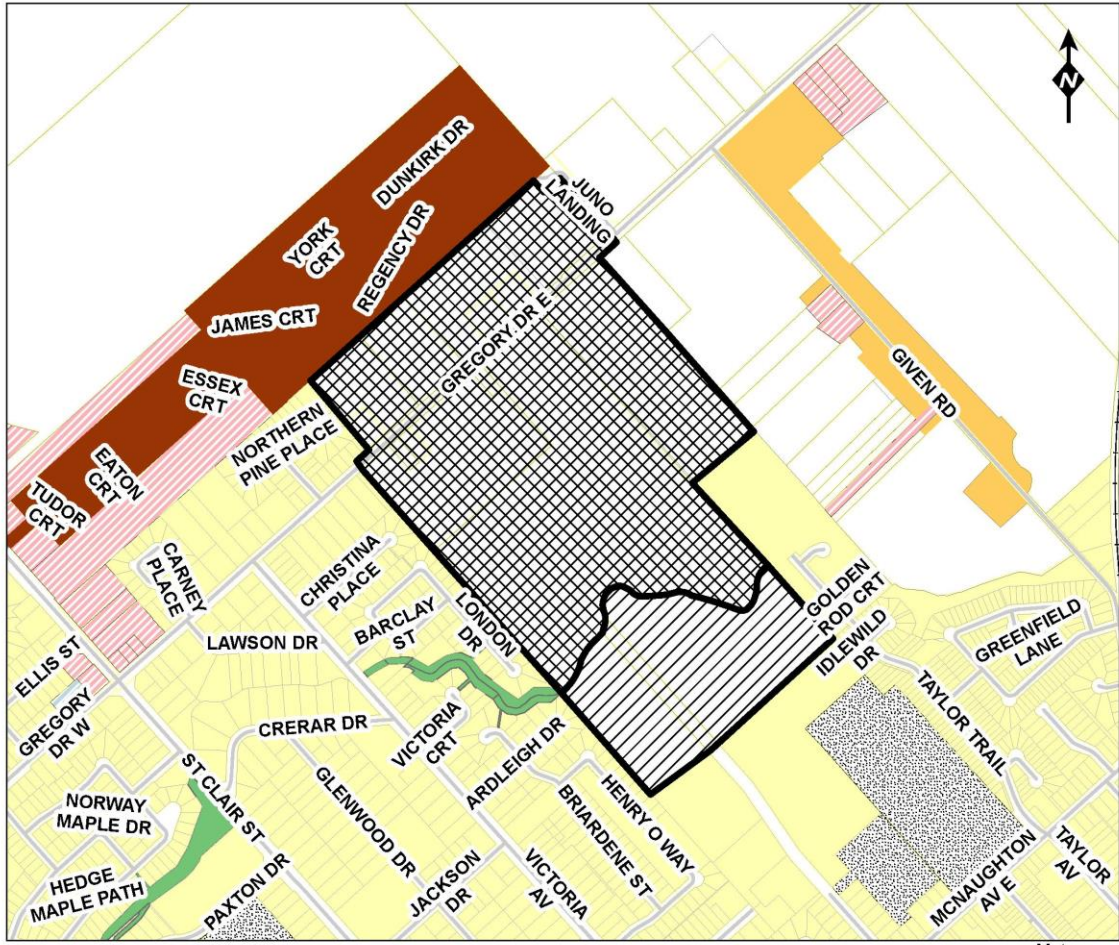
SCHEDULE "3"



-  Lands added to Chatham Settlement Area, redesignated from Agricultural Area to Employment Area and included within Site-Specific Policy Area B.2.4.13.9
-  Lands added to Chatham Settlement Area, redesignated from Agricultural Area to Employment Area, included within Site-Specific Policy Area B.2.4.13.9 and remove Future Development Area overlay
-  Lands added to Chatham Settlement Area, redesignated from Agricultural Area to Residential Area and included in Site-Specific Policy Area B.2.3.21.3

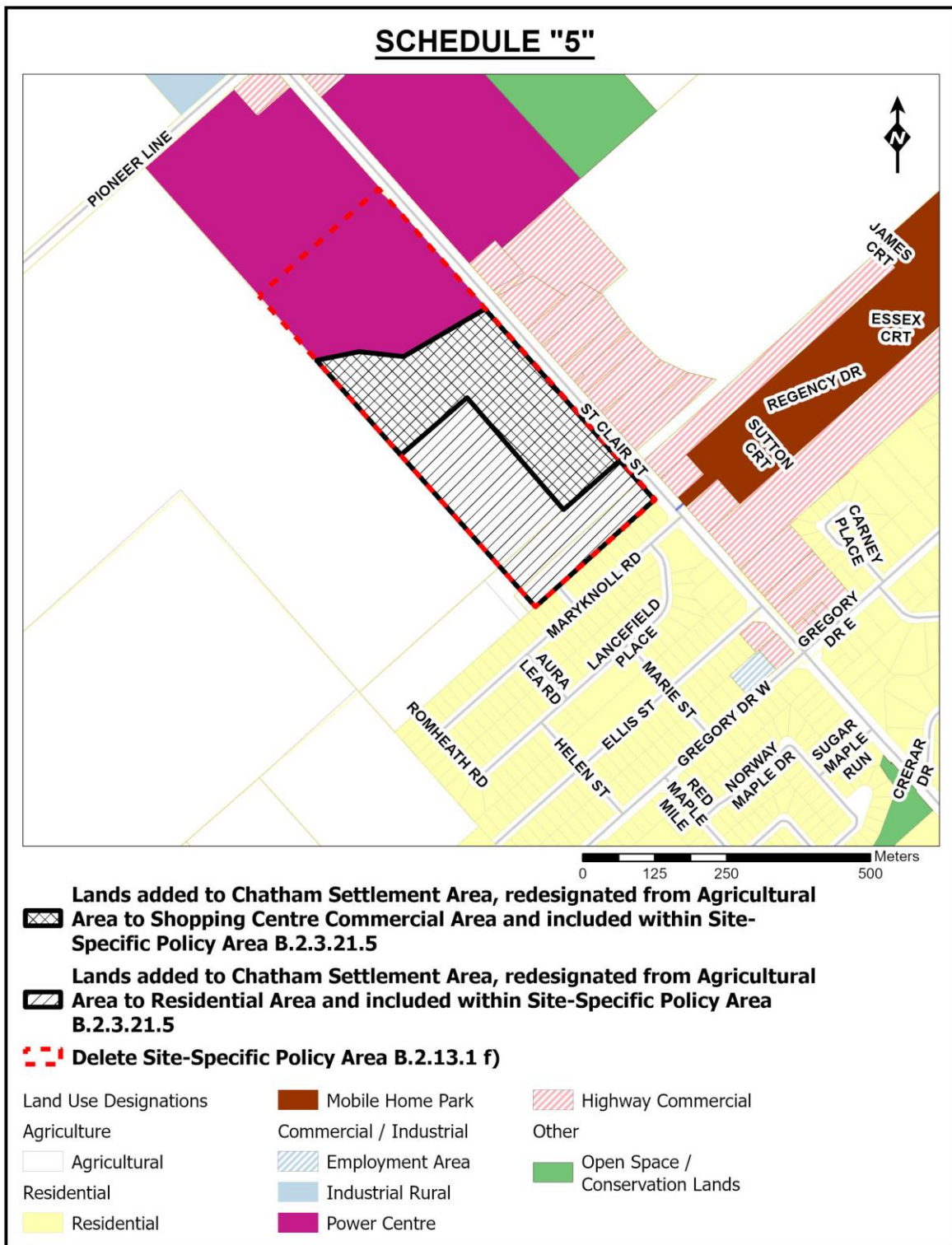
Land Use Designations	Residential	 Future Development
Agriculture	 Residential	 Other
 Agricultural	Commercial / Industrial	 Recreational Area
	 Business Park	

SCHEDULE "4"

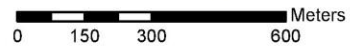
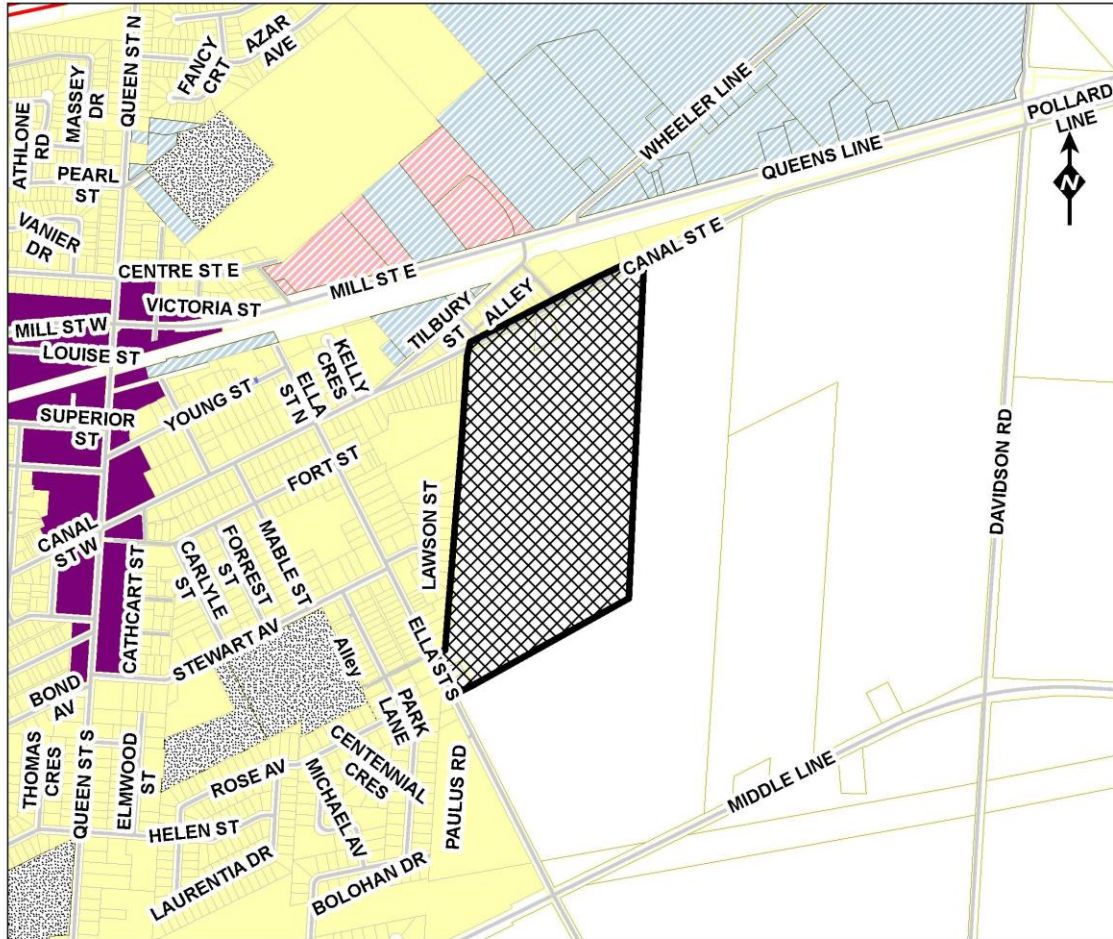


-  **Lands added to Chatham Settlement Area, redesignated Agricultural Area to Residential Area and included within Site-Specific Policy Area B.2.3.21.1**
-  **Lands added to Chatham Settlement Area, redesignated from Agricultural Area to Residential Area and delete Site-Specific Policy Area 3.10.2.18.8**

Land Use Designations	 Suburban Residential	Commercial / Industrial	Other
Agriculture	 Mobile Home Park	 Employment Area	 Public Facility
Residential		 Highway Commercial	 Open Space / Conservation Lands
			 Agricultural
			 Residential



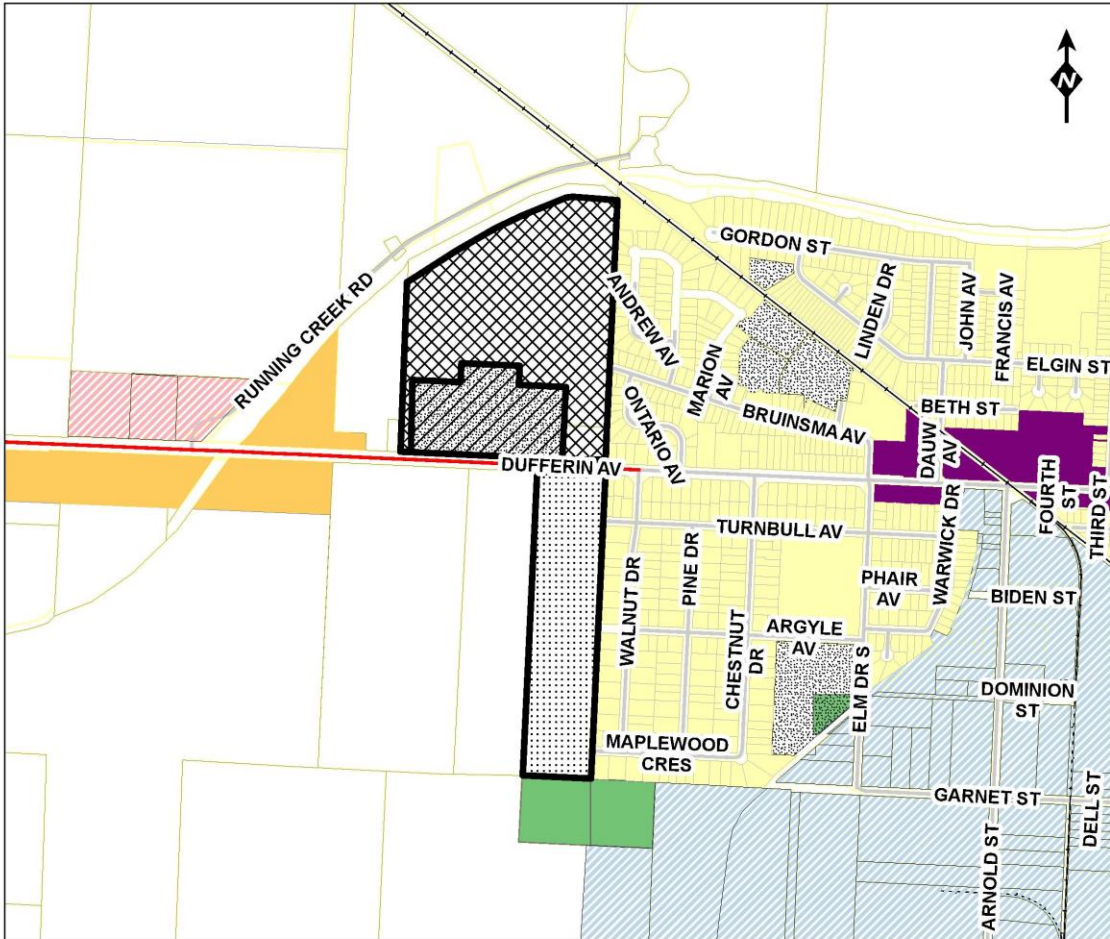
SCHEDULE "6"



 **Lands added to Tilbury Settlement Area, redesignated from Agricultural Area to Residential Area and included within Site-Specific Policy Area B.2.3.22.1**



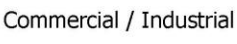
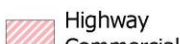

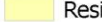
Land Use Designations	Commercial / Industrial	 Highway Commercial
 Agriculture	 Employment Area	 Other
 Residential	 Downtown / Main St	 Public Facility
 Residential		

SCHEDULE "7"

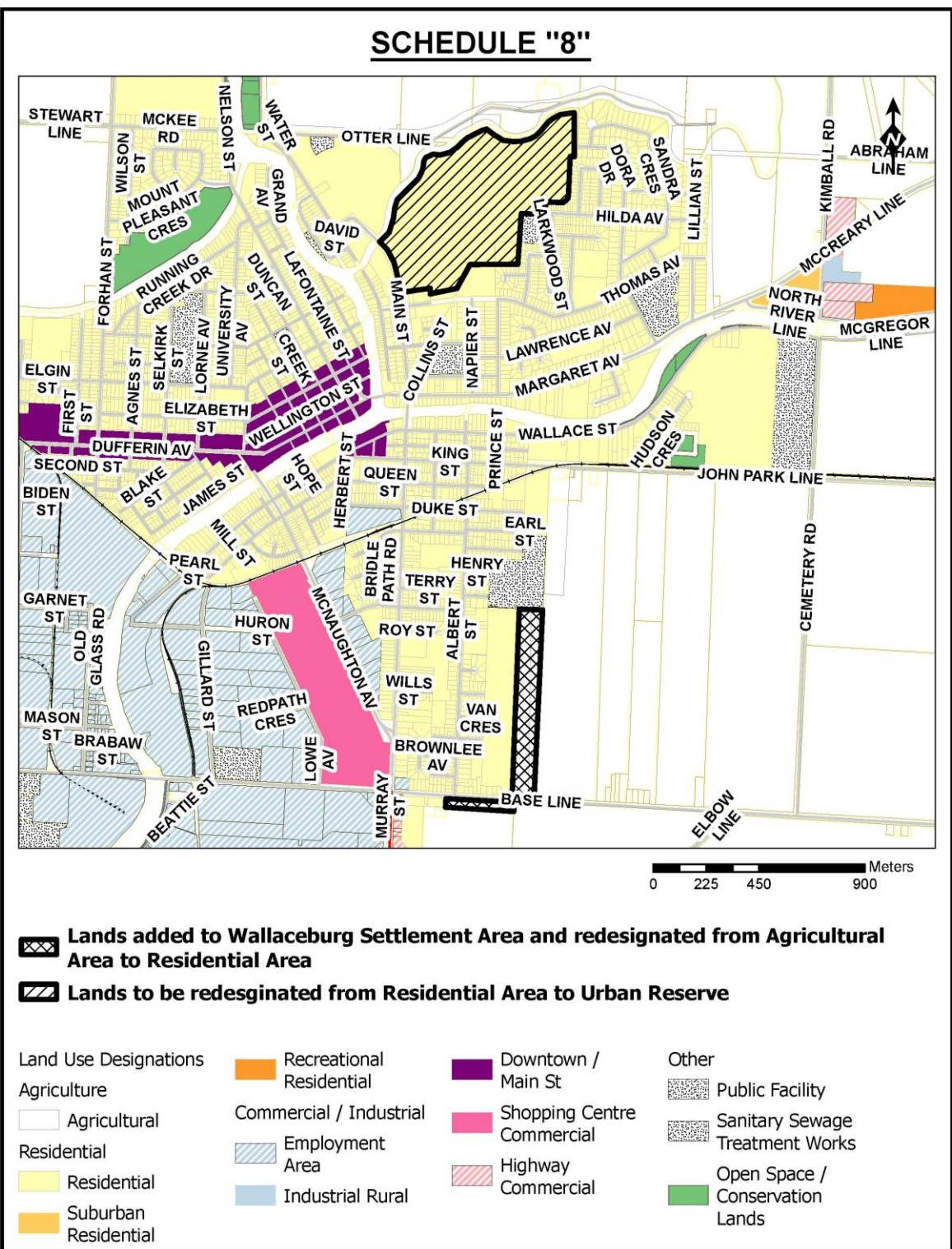


0 150 300 600 Meters

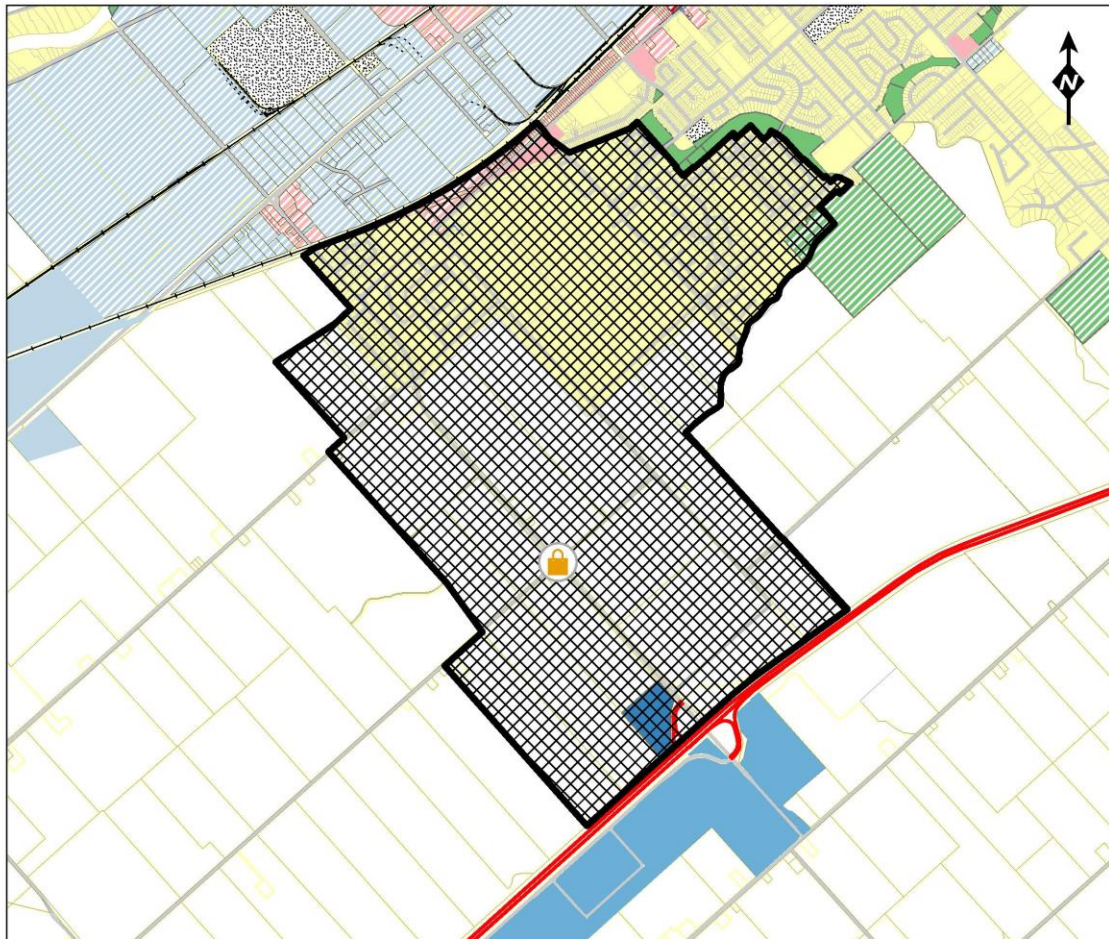
-  **Lands added to Wallaceburg Settlement Area, redesignated from Agricultural Area to Residential Area and included within Site-Specific Policy Area B.2.3.23.1**
-  **Lands added to Wallaceburg Settlement Area and redesignated from Agricultural Area to Residential Area**
-  **Lands added to Wallaceburg Settlement Area**

Land Use Designations	 Suburban Residential	 Downtown / Main St	Other
 Agriculture	 Commercial / Industrial	 Highway Commercial	 Public Facility
 Residential	 Employment Area		 Open Space / Conservation Lands
 Residential			

SCHEDULE "8"






SCHEDULE "9"



0 450 900 1,800 Meters

 **Lands included within Site-Specific Policy Area B.1.7 (Southwest Chatham Secondary Plan Policy Area)**

 **Add Regional Commercial Hub Symbol**

Land Use Designations	 Industrial Rural	 Highway Commercial	 Open Space / Conservation Lands
Agriculture	 Business Park	Other	 Recreational Area
 Agricultural	 Future Development	 Public Facility	 Property Not Included in Official Plan
Residential	 Community Commercial Centre	 Sanitary Sewage Treatment Works	
 Residential			
Commercial / Industrial			
 Employment Area			