

Growth and Development Options for Settlement Area Boundary Expansion

Municipality of Chatham-Kent

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DILLON
CONSULTING

In association with
Watson & Associates
Economists Ltd.





Table of Contents

1	Introduction	1
1.1	Project Purpose.....	1
1.2	Project Context.....	2
1.3	Project Process & Stakeholder Engagement	3
2	Land Need	5
2.1	Municipal Comprehensive Review (2023).....	5
2.2	Strategic Employment Land MCR Addendum (2025)	6
2.3	Commercial Analysis Addendum (2026)	7
2.4	Land Need Summary	8
3	Policy Context	9
3.1	Provincial Planning Statement (2024).....	9
3.2	Municipality of Chatham-Kent Official Plan.....	10
4	Approach to Growth & Development Options	12
4.1	Guiding Principles	12
4.2	Initial Screening	13
4.3	Evaluation.....	18
5	Preferred Growth and Development Options.....	20
5.1	Blenheim.....	20
5.2	Chatham	21
5.2.1	Areas Not Carried Forward as Part of this Growth Management Review.....	23
5.3	Dresden.....	25
5.4	Tilbury.....	25
5.5	Wallaceburg	27
6	Strategic Policy Directions	29
6.1	Growth Management	29
6.2	Residential & Employment Areas.....	30

6.3	Implementation and Phasing	31
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Figures

Figure 1-1: Chatham-Kent Growth Management Strategy Project Phases	3
Figure 4-1 Chatham Growth and Development Options.....	14
Figure 4-2 Tilbury Growth and Development Options	15
Figure 4-3 Blenheim Growth and Development Options	16
Figure 4-4 Wallaceburg Growth and Development Options.....	17
Figure 5-1 Preferred Growth and Development Options for the Chatham Primary Urban Centre	22
Figure 5-2 Areas Not Carried Forward for Growth as Part of this Comprehensive Review	24
Figure 5-3 Preferred Growth and Development Options for the Tilbury Primary Urban Centre	26
Figure 5-4 Preferred Growth and Development Options for the Wallaceburg Primary Urban Centre	28

Tables

Table 2-1 Land Need by Primary Urban Centre (2023 MCR).....	5
Table 2-2: Overall Land Need by Primary Urban Centre	8
Table 4-1: Residential Land Supply Options vs. Land Need	18

Appendices

A	Engagement Materials
B	Strategic Employment Land MCR Addendum
C	Commercial Analysis MCR Addendum
D	Settlement Area Boundary Expansion Assessment



1 Introduction


1.1 Project Purpose

The Municipality of Chatham-Kent is planning for long-term population and employment growth to 2051. This Growth Management Study (GMS) identifies where additional urban land is required to accommodate that growth and provides the planning basis for Settlement Area Boundary Expansions in accordance with Provincial and municipal planning policy.

A Settlement Area Boundary Expansion adjusts the existing urban boundary to include additional lands for development. In Chatham-Kent, this process must balance the need to provide a sufficient supply of land for housing, employment, commercial, institutional, and community uses with the direction to make efficient use of existing settlement areas, support intensification within built-up areas, protect agricultural lands, and avoid development in areas affected by natural hazards or other constraints.

The purpose of this Study is to review the existing Settlement Area boundaries of the Primary Urban Centres (PUCs) where additional lands are required and assess the most appropriate locations for expansion. The Study builds on the land need identified through the 2023 Municipal Comprehensive Review (MCR), subsequent technical addenda, infrastructure and servicing considerations, and stakeholder and public input. The 2023 MCR identified that several Primary Urban Centres require additional greenfield land to accommodate forecast growth over the planning horizon. In particular, Chatham, Dresden, Blenheim, and Tilbury were identified as requiring additional land for residential and/or employment purposes. Chatham was also identified as requiring additional land to support long-term employment and commercial growth, including the opportunity to establish a strategic employment area with access to Highway 401.

The MCR identified that Wallaceburg, Wheatley, and Ridgetown have sufficient residential land supply to meet the provincial requirement for a 20- to 30-year supply of land. Notwithstanding this overall supply, Wallaceburg was reviewed further through this Study because portions of its existing residential land supply are affected by development constraints, including limited market interest. As a result, the Study considers opportunities to reallocate residential land within the existing Wallaceburg Settlement Area rather than expand the boundary.



Blenheim and Dresden were also reviewed through this Study. However, Settlement Area Boundary Expansions in these communities are not recommended at this time. These areas may be considered for future expansion once additional flood hazard studies are completed and where a greater residential land need is confirmed through future growth management or Official Plan review processes.

The outcome of this Study is a set of preferred growth and development options to accommodate forecast population and employment growth to 2051 by expanding urban boundaries where justified and appropriate. This report documents the land need, policy context, evaluation process, preferred Settlement Area Boundary Expansion areas, and strategic policy directions that will inform the implementing Official Plan Amendment (OPA).

1.2 Project Context

The Municipality of Chatham-Kent (“Municipality”) was established in 1998 through the amalgamation of the County of Kent and 23 lower-tier urban and rural municipalities into a single-tier government. Following this restructuring, the Municipality developed its first comprehensive Official Plan, in December 2008. This initial plan was designed to provide a planning policy framework to guide Chatham-Kent's early maturation.

Chatham-Kent is entering a period of population and employment growth. The 2023 Municipal Comprehensive Review (“MCR”) identifies moderate population growth, primarily driven by migration from other areas in Ontario, supported by a strengthening residential real estate market. The Municipality is anticipated to experience moderate employment growth in the near term. The 2023 MCR forecasts that the Municipality will reach 122,200 people requiring approximately 8,290 new households and 46,200 jobs by 2051. This reflects an increase of approximately 15,100 people and 5,100 jobs from 2021 to 2051. Given changes in market conditions, development activity and provincial policy, the Municipality will review and update population and employment forecasts through future growth management and Official Plan review processes so that the growth management strategy remains up-to-date and consistent with the in-effect PPS and provincial guidance on forecasting growth.

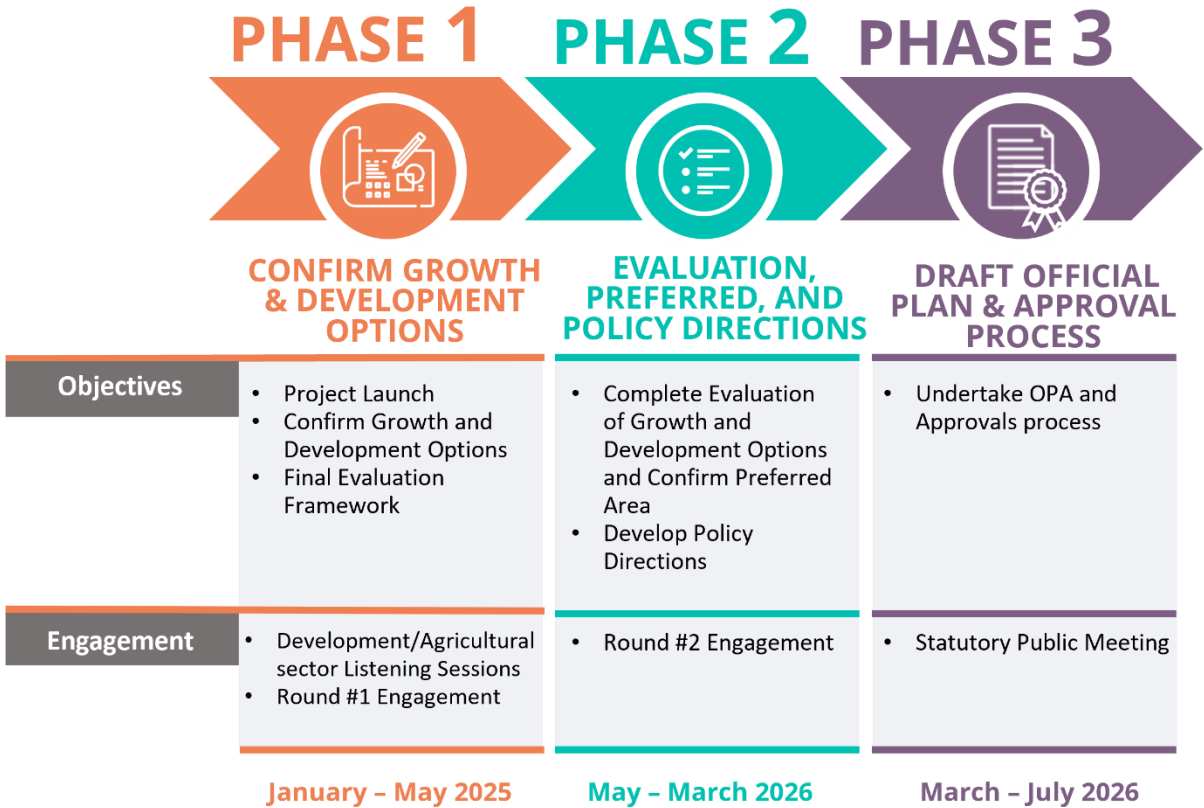
Guided by the Provincial Planning Statement and the Municipality’s Official Plan, this growth necessitates a proactive planning approach so that growth is managed efficiently and sustainably. The Municipality’s Official Plan directs the majority of new population and employment growth to Primary Urban Centres. These communities are intended to serve as the primary locations for urban development because they contain, or are planned to contain, the municipal servicing, infrastructure, community services, employment areas, commercial areas, and housing opportunities needed for long-term growth.



1.3 Project Process & Stakeholder Engagement

The Study was completed over three phases, aligning technical analysis with public and stakeholder feedback. **Figure 1-1** provides an overview of the project process, which started with identification of growth and development options in January 2025, and is scheduled for completion in July 2026.


Figure 1-1: Chatham-Kent Growth Management Strategy Project Phases



Consultation with a range of stakeholders has been undertaken as part this Study, providing both in-person and online opportunities for input during Phase 1 and Phase 2 including:

- Meeting with Agricultural Advisory Committee (March 5, 2025),
- One-on-One Stakeholder Meetings (March 2025),
- Technical Working Group Staff Workshop (March 6, 2025),
- Phase 1 - Community Drop-In Session (April 30, 2025),
- Phase 1 - Online Public Survey (May 1 to May 23, 2025),
- Meeting with Agricultural Advisory Committee (June 19, 2025),
- Technical Working Group Staff Workshop (November 6, 2025),

1 Introduction

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- Meeting with Agricultural Advisory Committee (December 18, 2025),
 - Phase 2 - Community Drop-In Session (March 10, 2026), and
 - Phase 2 - Online Public Survey (March 10 to March 30, 2026).

The materials shared at the Community Drop-in Sessions for Phase 1 and Phase 2 are provided in **Appendix A**.

2 Land Need

2.1 Municipal Comprehensive Review (2023)


The 2023 MCR completed by Watson & Associates Economists (“Watson”) forecast population and employment growth to 2051. The MCR forecasts that the Municipality’s population will reach 122,200 people by 2051. This represents an increase of approximately 15,100 people between 2021 and 2051, for an average annual growth rate of 0.4%. Approximately 90% of this total population growth (13,500 people) is forecast to occur by 2041. Furthermore, most of the forecasted growth, totalling 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. 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.

The MCR also included a review of available land supply to determine how much additional land is needed to accommodate forecast growth. The MCR assumes that a minimum of 10% of all new residential dwelling units will be accommodated within the existing built-up area through intensification, infill and redevelopment. **Table 2-1** summarizes the overall land need by type of use for the Primary Urban Centres. A shortfall of 177 gross hectares is identified for long-term residential land needs across Blenheim, Dresden, Chatham and Tilbury. These communities have an available existing supply is forecast to meet growth needs for 22, 12, 18, and 13 years respectively.

Table 2-1 Land Need by Primary Urban Centre (2023 MCR)

Primary Urban Centre	Land Use	MCR Identified Land Need
Chatham	Residential	139 ha
	Employment	56 ha
	Commercial	6 ha
Tilbury	Residential	18 ha
Dresden	Residential	16 ha
	Employment	8 ha
Blenheim	Residential	4 ha

Across the entire Municipality, there is an employment land surplus of 112 net hectares. However, there is misalignment between the location of demand and supply for certain industries resulting in a land need of 56 ha for employment land in Chatham and 8 ha in Dresden. The MCR identifies that the Employment Areas in the Chatham Primary Urban Centre is approaching build-out and does not offer a competitive supply of large, vacant parcels required for emerging industrial sectors.



The MCR also identifies a land need of 6 ha for commercial lands in Chatham and no land needed for institutional uses which is typically accommodated through lands designated for residential or commercial uses.


In addition to land need, the MCR identifies that Wallaceburg, Wheatley and Ridgetown currently have an oversupply of residential land, which can accommodate growth beyond 30 years. This Study also reviewed opportunities to reallocate land supply within the Wallaceburg Settlement Area to facilitate opportunities for urban growth.

2.2 Strategic Employment Land MCR Addendum (2025)

Planning for serviced employment lands is an important component of Chatham-Kent's long-term growth management strategy and broader quality of life objectives. Employment lands provide locations for industrial and related employment uses that may not be appropriately accommodated in other areas of the Municipality due to parcel size and configuration, transportation access, land use compatibility considerations, and servicing requirements. Maintaining a competitive supply of serviceable employment lands can support local employment opportunities, support and secondary employment uses and contribute to the Municipality's non-residential assessment base over time. By supporting a more balanced municipal tax base, employment land planning can help manage long-term reliance on residential properties and support the Municipality's ability to plan for complete communities.

The 2023 MCR identified a minimum employment land need for Chatham of 56 ha to accommodate forecast growth to 2048. While the PPS requires planning for a 20–30-year horizon, current provincial policy allows municipalities to plan for employment areas beyond 30 years. Strategically located within the Highway 401 Windsor-Kitchener/Waterloo corridor, the Municipality is positioning itself to capitalize on regional economic development. Watson completed a Strategic Employment Land MCR Addendum, as shown in **Appendix B** in February 2025 to identify the quantum of employment land that would provide for a strategic, competitive employment land supply for Chatham-Kent and provide direction on locational criteria.

The review identified that the Municipality's existing employment land supply has limitations in terms of site selection factors for industrial uses, particularly in the Primary Urban Centre of Chatham. These limitations include maturing employment areas approaching buildout and poor site configuration and size.



The Employment Addendum identified criteria for identifying a new strategic employment area. Key factors included high visibility and presence, direct access to provincial highways, and the ability to establish a "critical mass" of employment activity to attract ancillary businesses and create economic clusters. Based on a comparative analysis of employment areas in similar municipalities such as St. Thomas and Lakeshore, the review determined that a strategic employment area of approximately 200 hectares 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.

2.3 Commercial Analysis Addendum (2026)

Building upon the findings of the 2023 MCR and the 2025 Employment Addendum, Watson completed a Commercial Analysis Addendum in January 2026, as shown in **Appendix C**. The purpose of this addendum was to provide a detailed review of the vacant commercial land supply, provide a breakdown of anticipated commercial demand considering both local-serving and regionally oriented uses, and provide updated land need for commercial lands.

The analysis identified a shift in Chatham's commercial structure, driven in part by the transition of the Downtown Chatham Centre from a regional retail node to a mixed-use development. This transition has created a gap in the retail landscape for large-format and regional-serving comparison retail. Furthermore, as growth continues in the south end of Chatham, a second regional commercial node would provide equitable access to major services and to maintain a balanced retail hierarchy.

The Commercial Addendum determined that the total projected gross floor area (GFA) demand for commercial space is approximately 64,800 square metres. After adjusting for 5% intensification on small sites and a 15% market contingency to ensure long-term flexibility, the total land area demand was calculated at 29 hectares. A detailed supply review revealed that of the current vacant inventory, only 10 hectares are considered marketable and suitable for commercial development. This results in a total land need of 22 ha of additional commercial land required to meet future demand.

To address this shortfall and support the Municipality's broader growth management objectives, the required 22 hectares are categorized based on their functional role within the community structure. Approximately 7 hectares are required to accommodate local-serving commercial needs within the Residential Area in Chatham. This includes food stores (3.3 ha), personal services/health care (2.3 ha), and local food services (1.4 ha). These uses are essential for creating complete communities where residents can access daily needs within walking or short driving distances. The Commercial Addendum identifies that a minimum of 15 hectares should be assembled to establish a new regional-serving commercial node in

south end of the Chatham, strategically located with proximity to Highway 401. This node is intended to serve as a critical amenity for the developing southern Employment Area, providing essential services such as hospitality, dining, and large-format retail that facilitate workforce retention and attract industrial investment.

2.4 Land Need Summary

The combined urban land needs for the Municipality of Chatham-Kent, based on the 2023 MCR, the employment addendum, the commercial addendum, and the recently completed Parks and Recreation Master Plan can be found in **Table 2-2**. Overall, the total land need across the entirety of Chatham-Kent is **471 hectares¹**.

Additionally, notwithstanding the oversupply of residential land identified for Wallaceburg, MCR establishes a requirement for 32 hectares of residential land to be reallocated in Wallaceburg to provide more marketable housing sites through a "zero-sum gain" in the existing Settlement Area rather than necessitating a boundary adjustment.

Table 2-2: Overall Land Need by Primary Urban Centre

Primary Urban Centre	Land Use Type	Land Need (Gross Hectares)
Chatham	Residential	139 ha
	Employment	200 ha
	Commercial	22 ha
	Institutional ¹	32 ha
<i>Subtotal Land Need for Chatham:</i>		<i>393 ha</i>
Tilbury	Residential	18 ha
	<i>Subtotal Land Need for Tilbury:</i>	
Dresden	Residential	16 ha
	Employment	8 ha
<i>Subtotal Land Need for Dresden:</i>		<i>24 ha</i>
Blenheim	Residential	4 ha
	<i>Subtotal Land Need for Dresden:</i>	
Total Land Need for Primary Urban Centres:		471 ha
Wallaceburg	Residential Reallocation	(32 ha)

¹To meet service level standards for community infrastructure, the 2025 Parks and Recreation Master Plan identifies a requirement for 32 hectares of land near Chatham. This land is dedicated to the development of a flagship Multi-Use Recreation Centre complex, co-locating ice pads, indoor turf, and aquatic facilities to replace aging single-purpose infrastructure.

¹All land area figures represent the net developable area, which excludes Natural Heritage Features and utility corridors. This is equivalent to the gross area identified in the Watson MCR.




3 Policy Context

3.1 Provincial Planning Statement (2024)

The PPS sets the policy foundation for regulating the development and use of land province wide. All decisions affecting a planning matter shall be consistent with the PPS. Key policy directions guiding this Growth Management Study include:

- **Planning for People and Homes (PPS Section 2.1.3).** Municipalities shall make sufficient land available to meet projected needs for a time horizon of at least 20 but not more than 30 years. The PPS allows for planning for infrastructure, public service facilities, strategic growth areas, and employment areas to extend beyond this horizon.
- **Planning for People and Homes (PPS Section 2.1.4).** At all times, planning authorities must maintain a minimum 15-year supply of residential land which are designated and available for residential development; and where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of serviced and zoned residential lands.
- **Settlement Area Boundary Expansions (PPS Section 2.3.2).** In identifying a new settlement area or allowing a boundary expansion, planning authorities shall consider a range of criteria, including the need for additional land to accommodate an appropriate range and mix of land uses, the capacity of existing or planned infrastructure, avoidance of specialty crop areas, evaluation of alternative locations to avoid prime agricultural areas, and compliance with minimum distance separation formulae.
- **Housing (PPS Section 2.2).** Planning authorities shall provide for an appropriate range and mix of housing options and densities. This includes establishing minimum targets for affordable housing for low- and moderate-income households, facilitating all housing options and types of residential intensification, promoting densities that efficiently use land and infrastructure, and requiring transit-supportive development including intensification in proximity to transit corridors and stations.
- **Employment (PPS Section 2.8.2).** Planning authorities shall plan for, protect, and preserve employment areas for current and future uses. Within designated employment areas, residential uses, commercial uses not associated with the primary employment use, and other sensitive land uses are prohibited to maintain the long-term viability of these areas for uses such as manufacturing, warehousing, and goods movement. Planning authorities shall assess and update employment areas identified in official plans to ensure that the designation is appropriate to the planned function of employment areas.

- 
- **Infrastructure and Public Service Facilities (PPS Section 3.1).** Infrastructure and public service facilities shall be provided in an efficient manner to accommodate projected needs. Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized and adaptive re-use should be considered. Planning for this infrastructure shall be coordinated with land use planning so that they are financially viable over its life cycle and available to meet current and projected needs.
 - **Natural Hazards (PPS Section 5.2).** Development is to be generally directed to areas outside of hazardous lands, including those adjacent to shorelines, rivers, and streams impacted by flooding and erosion hazards. Development is not permitted within a dynamic beach hazard or a floodway.

3.2 Municipality of Chatham-Kent Official Plan

The Chatham-Kent Official Plan (Consolidated November 14, 2024) provides the local framework for implementing provincial policy while respecting the unique community-building objectives of the Municipality.

- **Growth Management (OP Section 2.3).** The Structure Plan currently delineates the plan for accommodating growth over a 20-year horizon (2011–2031). The majority of new population and employment growth shall be directed to Primary Urban Centres, which serve as the focal points for investment and contain full municipal services. Population and employment growth shall also be permitted in Secondary Urban Centres. The Plan emphasizes that urban development will be encouraged to locate in fully serviced areas to ensure a compact, orderly, and sustainable development form.
- **Residential Intensification (OP Section 2.3.4.2.4).** To maximize the use of existing infrastructure, the Municipality has established a residential intensification target of 10% within the built-up portions of Primary and Secondary Urban Centres. The Plan will consider applications for infill, intensification, and redevelopment based on the availability of existing water and sanitary sewage capacity and the suitability of the road network to accommodate additional traffic.
- **Amendments to Expand or Establish Primary or Secondary Urban Centres or Convert Employment Areas to Non-Employment Areas (OP Section 6.3.3.10.4.2).** Any proposal to expand a Primary or Secondary Urban Centre boundary must be evaluated and reviewed at the time of a comprehensive review of the Official Plan. As part of a comprehensive review, a Planning Justification Report will be required to support such an amendment, to address a demonstrated need based on 20-year projections and prove that existing designated areas do not have sufficient land supply.



The evaluation should ensure that no specialty crop areas are included and that there are no reasonable alternative locations on lower-priority agricultural lands.

- **Housing (OP Section 2.3.4.2.2).** The Municipality shall encourage a housing mix of 65% low-density dwellings (a maximum of 25 dwelling units per net residential hectare), 25% medium-density dwellings (a maximum of 75 dwelling units per net residential hectare), and 10% high-density dwellings (a maximum of 150 dwelling units per net residential hectare) over the 20-year time horizon. The Plan further emphasizes that the provision of housing stock that is affordable and accessible to lower income residents will be a priority. To support this, the Municipality establishes a 25% affordable housing target (including 2% for supporting housing); and a 5% accessible housing target for new developments that meet the Chatham-Kent Facility Accessibility Design requirements.
- **Agricultural Lands (Section 3.10).** As the Municipality is comprised of prime agricultural areas, the Plan mandates the long-term protection of these resources. All non-farm development must comply with the provincial Minimum Distance Separation (MDS I) formulae to reduce land-use conflicts and support normal farm practices.



4 Approach to Growth & Development Options

The approach to developing growth and development options for Chatham-Kent was informed by guiding principles and used a phased approach to identify opportunities. Step 1 comprised of an initial screening to identify a broad range of options. A subsequent evaluation was completed as Step 2, to identify preliminary preferred growth and development options.

4.1 Guiding Principles

The evaluation framework was based on core principles designed to foster the development of safe, healthy, and complete communities. These principles guide growth management decisions to ensure long-term sustainability and economic competitiveness:

- **Consistency with the Provincial Planning Statement (PPS).** All proposed settlement area boundary expansions (SABE) must be consistent with the PPS, 2024. This ensures that growth occurs in a manner that promotes efficient land-use patterns, protects finite prime agricultural areas and natural heritage features, and avoids development in hazardous areas.
- **Implements the Identified Land Need.** The primary driver for boundary expansion is the requirement to address specific land need identified through various land need assessments. The 2023 MCR and the 2025 Employment Addendum, and 2026 Commercial Addendum as well as the 2025 Parks and Recreation Master Plan provide the overall land need for Chatham-Kent to accommodate forecast population and employment growth to 2051.
- **Diversity of Land Ownership.** To facilitate a healthy, competitive real estate market and encourage the timely delivery of housing supply, the Study sought to provide a diversity of land ownership for greenfield lands.
- **Historical Development Patterns.** Prioritizing growth that builds upon existing urban structures and established service corridors is essential to support a phased progression of growth. This principle ensures logical, contiguous growth that optimizes existing municipal infrastructure investments.



4.2 Initial Screening

The growth and development options could be anywhere around existing Primary Urban Centre Boundaries. To identify initial growth and development options for residential uses, an initial screening of all lands contiguous to the existing boundaries of the Primary Urban Centres was completed. The objective of the step was to screen out areas with low technical or policy potential for inclusion and exclude lands with environmental, agricultural, or infrastructure-related constraints.

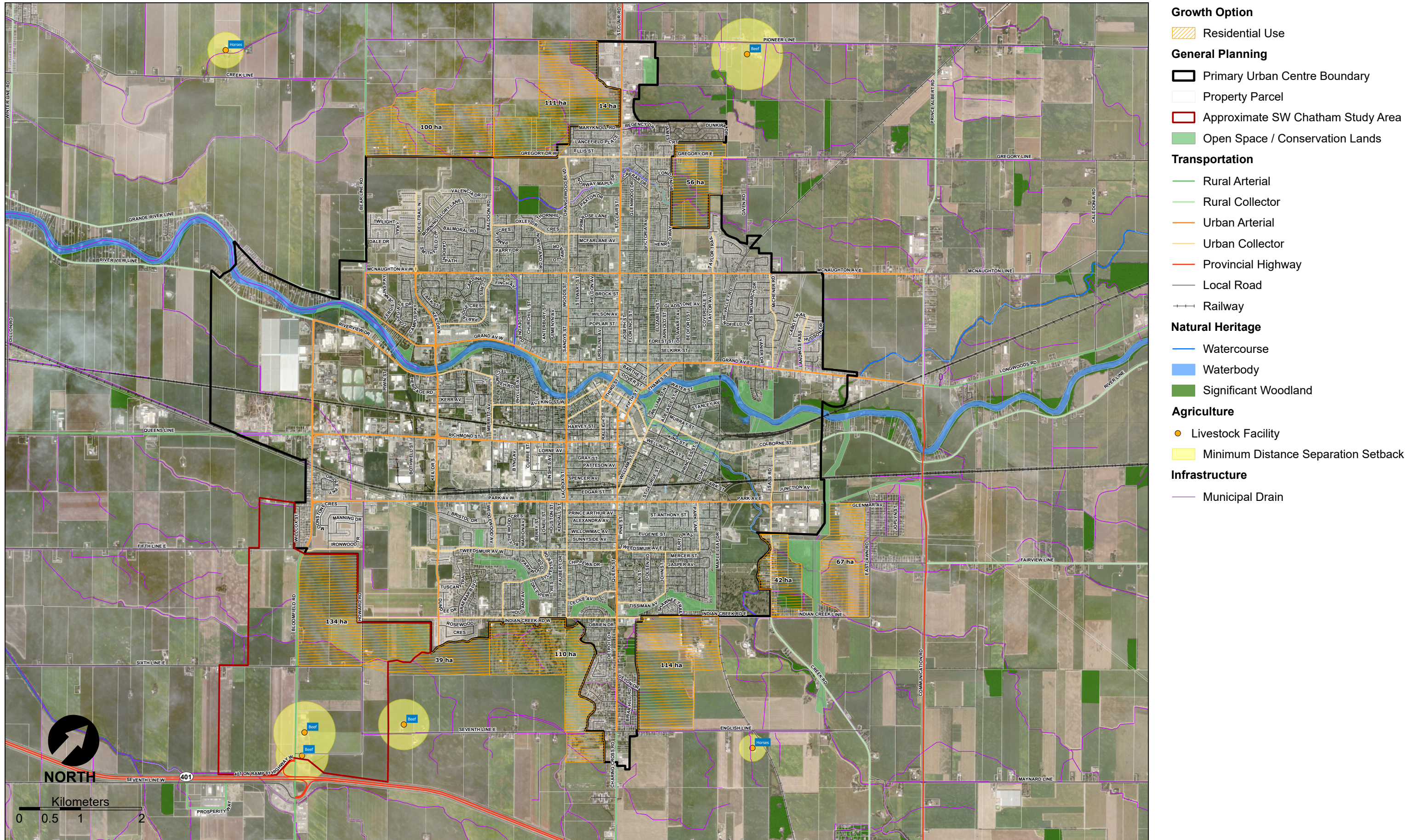
The initial screening was informed by a workshop with municipal and PUC staff, listening sessions with stakeholders, and based on the following considerations:

- **Efficient Use of Land and Resources:** Does the area allow for an efficient use of land and resources and generally avoid land use compatibility issues?
- **Agricultural Impacts:** Does the area comply with the Minimum Distance Separation requirements? Does the area contain Specialty Crop Areas?
- **Optimize Existing and Planned Infrastructure:** Does the area optimize existing and planned infrastructure (water/wastewater/stormwater)?
- **Development Interest:** Is there known development interest?
- **Natural Hazards:** Does the area avoid flood hazards (Flood Way)?

The resulting Growth and Development Options for residential uses were refined based on feedback from the public and are shown in **Figure 4-1** to **Figure 4-4**.

CHATHAM-KENT GROWTH MANAGEMENT STUDY

FIGURE 4-1: CHATHAM GROWTH AND DEVELOPMENT OPTIONS



4.3 Evaluation

The Growth and Development Options identified for assessment of residential use were much larger than the land need as summarized in **Table 4-1**.

Table 4-1: Residential Land Supply Options vs. Land Need

Primary Urban Centre	Residential Land Supply Options	Residential Area Land Need ¹
Chatham	787 ha	178
Tilbury	40 ha	18 ha
Wallaceburg	34 ha	32 ha

¹Includes the residential land need for Chatham (139 ha) and those uses that are compatibility with and important for complete communities including commercial uses (7 ha) and institutional/recreational uses (32 ha).

To align the residential land supply options with residential land need, the areas identified through the initial screening were assessed. This assessment was based on an evaluation framework reflecting requirements of the Provincial Planning Statement (2024) and was informed by:

- Available Master Plans (2024 Water/Wastewater Master Plan, Southwest Chatham Servicing Study, 2021 Tilbury Stormwater Master Plan) and the Watson 2023 MCR regarding land needs;
- A Growth Servicing Study, completed by WT Infrastructure (October 2025), which provided insight on the Growth and Development Options as it relates to water/wastewater and stormwater servicing needs candidate lands based on their proximity to existing and/or planned water and wastewater trunk infrastructure; and
- A workshop with municipal and PUC staff to align planned land use with current and planned capital budget priorities.

An outcome of this assessment was the identification of Preliminary Preferred Growth and Development Options based on the ability to provide for phased progression of growth, leverage existing and planned infrastructure, and align with municipal priorities. This evaluation resulted in the Preliminary Preferred Growth and Development Options which were presented to the public in Phase 2 of the Study as found in **Appendix A**.

Preliminary Preferred Areas were assessed through an Agricultural Impact Assessment (completed by Dillon Consulting (February 2026)) to evaluate the impact of potential expansions on the agricultural system as required under PPS 2.3.2.1. The AIA (under separate cover) documented baseline conditions, assessed Minimum Distance Separation (MDS I) setbacks, and assessed impacts on the overall agricultural systems.

4 Approach to Growth & Development Options



The AIA identified mitigation measures, such as edge buffering, vegetated buffers and policy approaches to minimize conflict with active farm operations.

The resulting Preferred Growth and Development Options based on the evaluation and public feedback are described in **Section 5**. These areas represent opportunities for logical progression of growth, a diversity of land ownership, consideration for existing and planned infrastructure, historical development patterns and municipal priorities.



5 Preferred Growth and Development Options

The preferred Growth and Development Options were confirmed to meet the considerations of the Provincial Planning Statement including: protecting natural heritage features; avoiding natural hazards (flood ways); not containing mineral or petroleum resources; not impacting cultural heritage landscapes; have low groundwater susceptibility and/or Official Plan policies to mitigate, and are proposed to address archaeological resources and species-at-risk considerations at the development phase.

This section provides an overview of the justification of the Preferred Growth and Development Options for applicable settlement areas in Chatham-Kent, with a focus on the consideration of land need, infrastructure and public service facilities, agriculture, and phased progression of growth per PPS policy 2.3.1.1 for Settlement Area Boundary Expansion. A detailed application of the PPS policies 2.3.2.1 can be found in **Appendix D**.

5.1 Blenheim

The 2023 MCR identified a long-term land need of 4 hectares for Blenheim for residential uses. The MCR also determined that Blenheim currently maintains an available residential greenfield supply of 22 years, which exceeds the 15-year provincial requirement.

The initial screening for Blenheim identified a growth and development option of about 13 ha in size. The property parcels around the urban boundary are generally larger in size as they serve an agricultural function. When undergoing boundary expansions, it is preferable to follow existing property lines rather than dividing individual parcels; this avoids creating 'split-zoning' scenarios where a single property is subject to multiple, conflicting land use designations and land use regulations. Given the modest land need of only 4 hectares to 2051 compared to the 13-hectare size of the potential option, it is recommended that no boundary expansion occur for Blenheim at this time. This ensures the Municipality avoids the premature conversion of prime agricultural land. The land need for Blenheim should be reassessed during the next comprehensive review cycle, or sooner, based on economic and development trends.



5.2 Chatham

The total land need for the Chatham Primary Urban Centre for residential, employment, commercial, and institutional uses is 393 hectares. Within residential areas, the land need comprises 139 hectares for residential use, 7 hectares for commercial use and 32 hectares of institutional/recreational use. In the employment areas, there is a land need of 200 hectares for employment use, and 15 hectares for a regional commercial node. As illustrated in **Figure 5-1**, these needs are addressed through seven preferred settlement area boundary expansion areas, Areas A through G. Areas A through F comprise 173 hectares and are designated to satisfy the residential, commercial and institutional/recreational allocations. Area G represents a strategic employment and regional commercial node totalling 223 hectares.

A critical component of this strategy is the prioritization of the Southwest Chatham area for growth. This includes strategic Council direction to grow Chatham south towards Highway 401 as well as plans to provide transportation, water, wastewater, and stormwater infrastructure in Southwest Chatham, including lands currently within the urban centre boundary. The overall Southwest Chatham Secondary Plan Policy Area remains an important policy area for the Municipality.

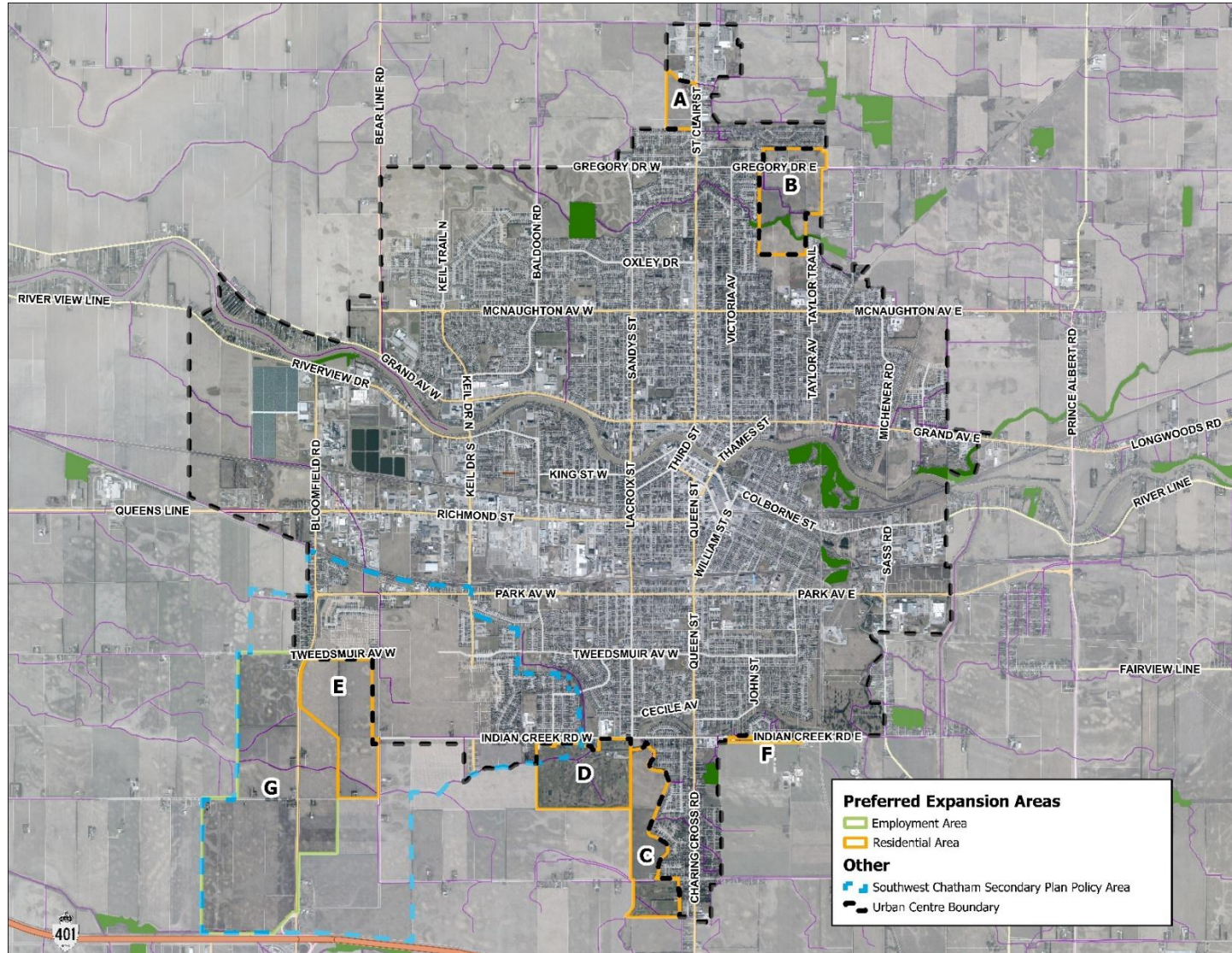
The preferred growth and development options (Areas A through G) in Chatham can be allocated with sufficient capacity in existing or planned infrastructure to support proposed growth. This includes the infrastructure investments that were identified in the Southwest Chatham Servicing Study. Final servicing needs and phasing for the preferred growth and development options will be confirmed through the ongoing Water/Wastewater Master Plan update, the Southwest Chatham Servicing Study, and an anticipated Secondary Plan to confirm the appropriate land uses and supporting policies

Public service facilities were also considered as part of the settlement area boundary expansion assessment, which found that all preferred growth areas in Chatham generally have access to public service facilities. Notably, the 2025 Parks and Recreation Master Plan identifies a 32-hectare requirement for a Multi-Use Recreation Centre in the Chatham area. Additional public service facilities need assessments are anticipated to be determined as part of applicable agency planning (e.g. school boards).

The 2026 Agricultural Impact Assessment (AIA) identified Minimum Distance Separation (MDS I) encroachments within the preferred growth areas: two in Area G and one in Area F. To ensure compatibility between urban expansion and the agricultural system, the AIA identifies specific mitigation measures for these sites including policy and land use regulatory solutions to address these encroachments.



Figure 5-1 Preferred Growth and Development Options for the Chatham Primary Urban Centre



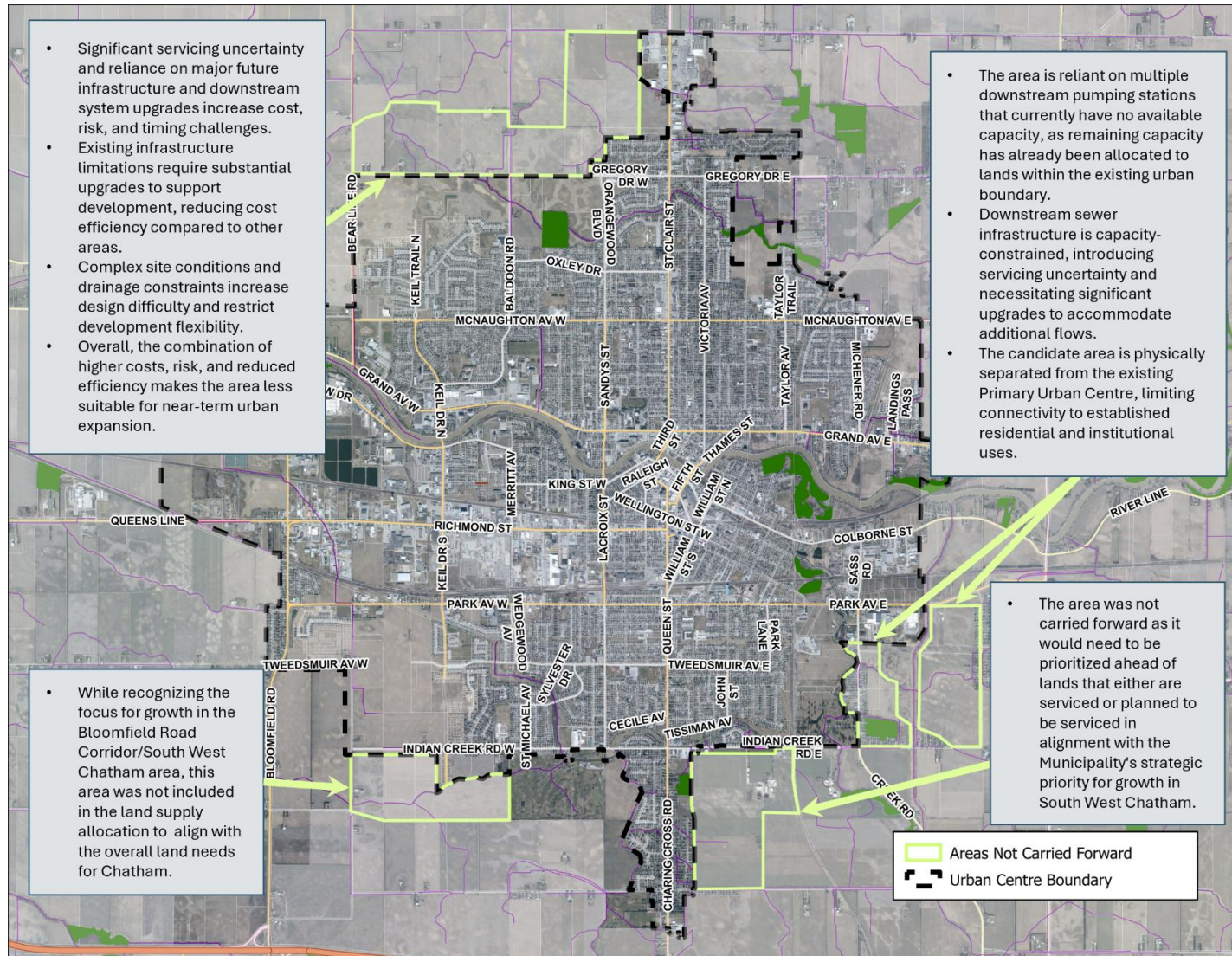


5.2.1 Areas Not Carried Forward as Part of this Growth Management Review

The preferred growth areas were identified based on the need to align the expansion with overall land need, existing and planned servicing, location of public service facilities including schools, and the ability to provide for a phased progression of contiguous growth. Through this process, certain lands (Areas A through G) were carried forward as preferred areas on the basis that they were best aligned with the aforementioned growth considerations. **Figure 5-2** provides a high-level overview of why other lands were deemed not preferred areas for growth at this time. It is anticipated that these lands will be reassessed as part of the next growth management review by Chatham Kent.

This does not mean that these lands were determined to be unsuitable for all future growth consideration; rather, the areas carried forward represent the lands that best align with the current land need, servicing strategy, infrastructure planning, and policy objectives for this phase of the growth management process.

Figure 5-2 Areas Not Carried Forward for Growth as Part of this Comprehensive Review





5.3 Dresden

A land need of approximately 16 hectares for residential and 8 ha for employment uses was identified for Dresden in the MCR. During the initial screening, it was identified that full water/wastewater services are currently not available south of the river and that there are no existing plans to provide additional serving in this area. In addition, the potential to expand to the north is impacted by the uncertainty on the location of flood hazards. As a result, no Growth Options are being put forward for Dresden. Further study of the flood risk outside of the Primary Urban Centre is required and will be completed by the Municipality.

5.4 Tilbury

The total land need for the Tilbury settlement area is 18 hectares, specifically allocated to satisfy residential requirements. As illustrated in **Figure 5-3**, this need is addressed through the selection of Area A as the preferred settlement area boundary expansion. Area A represents a logical extension of the Primary Urban Centre, ensuring a phased progression of development adjacent to existing residential uses.

The final selection of Area A was based on three primary differentiators. First, the municipal boundary to the west acts as a boundary to the settlement area's growth. Second, the presence of established employment lands to the north supports directing residential growth to the south to ensure land use compatibility and protect industrial operations. Third, Area A allows for an integration of municipal infrastructure, particularly regarding the planned Tilbury East Regional Stormwater Management Facility and the realigned Mallot Diversion Drain, as identified in the 2021 Tilbury Stormwater Master Plan.

The preferred growth area generally demonstrates capacity in existing or planned infrastructure, though specific servicing challenges persist. While water servicing is available via existing mains, the sanitary sewer system represents a known constraint. Final servicing requirements and necessary upgrades will be confirmed through ongoing water/wastewater planning and secondary planning for this area is anticipated.

Public service facilities were a key consideration in the assessment, which confirmed that Area A maintains high proximity to existing facilities. Sufficient capacity exists within these facilities to support the proposed expansion. Additional public service facility requirements will be determined as part of applicable agency planning (e.g., school boards).

The 2026 AIA confirmed that Area A does not comprise specialty crop areas and complies with all Minimum Distance Separation (MDS I) formulae.



Figure 5-3 Preferred Growth and Development Options for the Tilbury Primary Urban Centre





5.5 Wallaceburg

Unlike Chatham and Tilbury, the growth strategy for Wallaceburg centers on the reallocation of existing residential supply from areas constrained for development to areas that provide diverse opportunities for development. The reallocation presents a total need of 32 hectares. As illustrated in **Figure 5-4** this is achieved through four preferred expansion areas, Areas A through D. Unlike other Primary Urban Centres, this growth and development option focuses on reallocating supply from constrained lands to provide greater ownership diversity.

Areas A and B represents a logical extension of existing subdivision, providing a contiguous connection to existing urban development and opportunities to connect to existing transportation network. Area C was identified to facilitate development, as it shares common ownership with an adjacent parcel already located within the urban boundary.

Area D represents a reinstatement of lands previously situated within the urban boundary, maintaining historical planning intent.

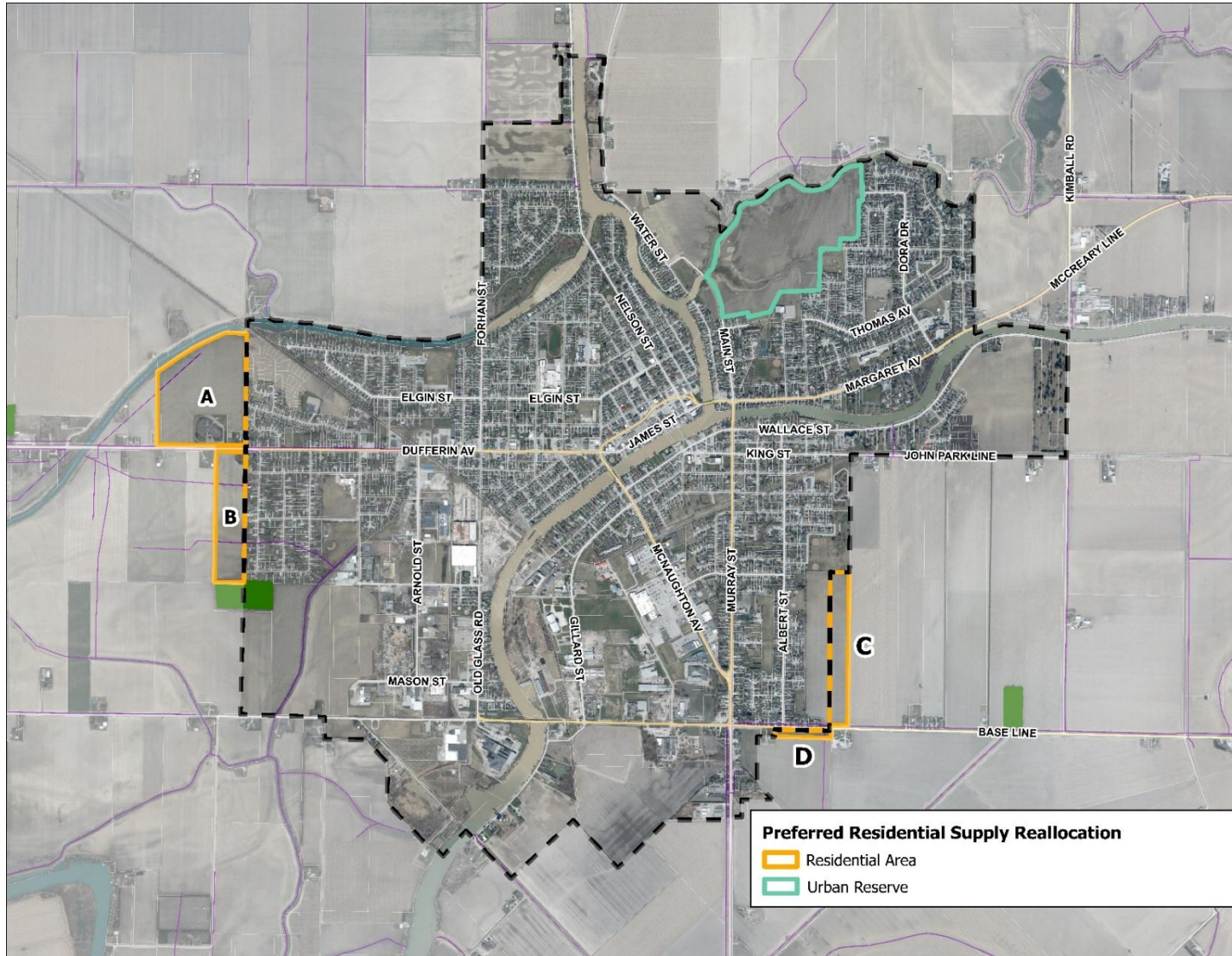
The preferred growth areas generally demonstrate that there is existing or planned infrastructure to support the proposed growth. While water capacity is sufficient, the Growth Servicing Study identifies that the phased progression of these lands will require new sanitary pumping infrastructure and sewer upgrades to support full build-out. Final servicing requirements and phasing will be confirmed through the ongoing Water/Wastewater Master Plan.

All preferred expansion areas have proximity to existing or planned public service facilities, ensuring that reallocated growth is supported by an appropriate level of community infrastructure.

The 2026 AIA confirmed that the areas do not comprise specialty crop areas. While Area A involves a Minimum Distance Separation (MDS I) encroachment from an inactive livestock facility, the AIA prescribes specific mitigation measures to ensure land use compatibility.



Figure 5-4 Preferred Growth and Development Options for the Wallaceburg Primary Urban Centre





6 Strategic Policy Directions

Strategic policy direction is required to implement the recommendations of the Growth and Development Options analysis. This includes specific amendments to the Municipality of Chatham-Kent Official Plan (OP) to align local policy with the 2051 planning horizon and documented land needs.


6.1 Growth Management

1. **Update the planning horizons and growth projections in the Official Plan.** The planning horizon should be changed from 2031 to 2051. Update Section 2.3.3 to reflect a projected population of 122,200 by 2051, representing an increase of 15,100 people. Update employment forecasts to 46,190 jobs by 2051 (5,100 new jobs). Revise the 20-year housing target in Section 2.3.4.2.1 to reflect the need for approximately 8,290 new households by 2051.
2. **Identify Southwest Chatham Secondary Plan Policy Area in the Official Plan as a policy area to direct future growth and comprehensive planning.** The policy should indicate that the lands within the policy area including lands outside of the Primary Urban Centre Boundary are the planned locations for additional future land need that may be identified through updates to the population and employment forecasts and land needs assessment. The policy should also identify these lands as an area where secondary planning should be undertaken to comprehensively consider land uses, land use compatibility, recreation, road networks and impacts on the agricultural systems, and infrastructure.
3. **Update policies in the Official Plan as they relate to growth management planning and third-party boundary expansion application.** This policy should identify that the Official Plan designates land to the 2051 planning horizon and that additional land need beyond what has been included in the Official Plan as it relates to the boundaries of the Primary Urban Centres for Wallaceburg, Chatham, and Tilbury and the strategic Southwest Chatham policy area are not anticipated. It should include a notwithstanding policy that acknowledges that applications can still come forward and include a framework similar to the municipal process for considering boundary expansion.
4. **Update applicable intensification policies as a key component of overall growth management and minimizing impact on agricultural systems.** Update policy 2.3.4.2.2 to encourage a long-term housing mix target of 62% low-density, 15% medium-density, and 23% high-density (apartments). Maintain or increase the target

of 10% intensification within the built-up portions of Primary and Secondary Urban Centres.

6.2 Residential & Employment Areas

5. **Implement Settlement Area Boundary Expansion for Tilbury.** Update OP schedules to reflect the preferred adjustments to the Primary Urban Centre Boundary. Policy may include the recognition of the need for the planned stormwater management pond in this area. Area A is proposed to be designated as Residential.
6. **Implement Settlement Area Boundary Reallocation for Wallaceburg.** Update the OP schedules to reflect the preferred adjustments to the Primary Urban Centre and add the identified lands to Urban Reserve. Area A should have special policy direction to ensure that the encroachment from inactive livestock operation MDS can be addressed at the development phase, controlled through the Zoning By-law. Area A to D is proposed to be designated as Residential.
7. **Implement Settlement Area Boundary Expansion for Chatham.** Update OP Schedules to reflect preferred adjustments to the Primary Urban Centre boundary and the following policy measures:
 - Area A to F is proposed to be designated as Residential.
 - Area A is proposed to have policy direction to require a higher density residential built form as well as a portion of the area fronting onto St. Clair Ave for commercial use.
 - Area C is proposed to have policies that indicate that development cannot occur until such time that a Special Policy Area for flood prone areas can be applied.
 - Area D is proposed to have policies requiring the preservation of existing recreational uses on the site and that that development cannot occur until a Special Policy Area for flood prone areas can be applied.
 - Area F is proposed to have a policy requiring that as a condition of approval for lot severance that potential livestock facilities resulting in an MDS encroachment are required to be confirmed as decommissioned. This should have a policy that indicates that development cannot occur until a Special Policy Area for flood prone areas can be applied.
 - Area E and G is proposed to require detailed land use confirmed through secondary planning. Secondary planning for this geography should also include considerations of the impact of the agricultural systems including for transportation connections.

- 
- Area G is proposed to be designated as Future Employment Area with a policy indicating the need for secondary planning and a regional commercial hub at Bloomfield Road and Sixth Line. Area G should have a site-specific policy over the identified MDS encroachment that states that the Municipality will require appropriate studies and area-specific planning to be undertaken to protect the , manage impacts on sensitive uses, and that a Zoning By-law holding provision will apply.
8. **Dresden Flood Study Requirement.** Formalize a requirement for the Municipality to complete a Flood Risk Study and servicing feasibility and phasing analysis before any future boundary expansions are considered for this Primary Urban Centre.

6.3 Implementation and Phasing

9. **Introduce phasing policies for Chatham.** The policy should indicate that existing greenfield land in Chatham is priority for growth as it relates to infrastructure investment. The policy should also indicate that phasing for the new expansion areas will be confirmed through future master plans such as the ongoing Water/Wastewater Master Plan.



Appendix A

Engagement Materials

WELCOME

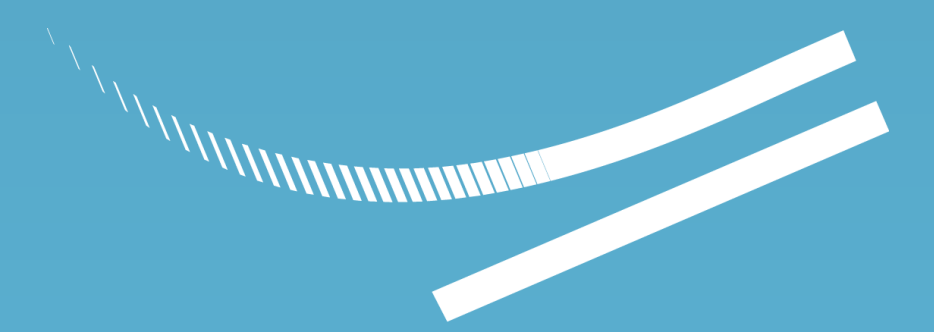
Growth Management Study for Chatham-Kent

Public Open House

April 30, 2025 - 6pm to 8pm

Chatham-Kent Civic Centre

315 King St W, Chatham, ON



DILLON
CONSULTING

In collaboration with
Watson & Economists
Associates Ltd.

Tonight's Session & Context

The Planning Context

We are here tonight to...

- **Inform** on the context for growth in Chatham-Kent
- **Listen** to feedback on the evaluation approach and growth options
- **Understand** community priorities in planning for future growth

How to participate

- **Explore** the display boards to learn about the project.
- **Share your feedback** using sticky dots and post-its on boards labelled 'share with us'.
- **View the maps** of the growth options and **share your input** with post-its.

Planning Act

- Provincial legislation that establishes the ground rules for land use planning in Ontario

Provincial Planning Statement (PPS)

- Provides policy direction on land use planning matters including planning for growth, protecting agricultural areas, considering Settlement Area Boundary Expansion, and planning for intensification
- **Requires municipalities to provide sufficient land to accommodate forecast growth over the long term (20-30 years)**
- All decisions affecting planning matters must be consistent with the PPS

Municipality of Chatham-Kent Official Plan

- Policy document that guides short-term and long-term growth and development of the Municipality
- Describes the goals, objectives and policies which guide land use decisions
- Defines a Structure Plan that identifies **Primary Urban Centres as areas to accommodate most of the growth**, Secondary Urban Centres supporting smaller scale growth, and preserving rural character of Hamlets and Rural Settlement Areas

Comprehensive Review/Land Need Assessment

- Forecasts population and employment growth
- **Considers existing land supply to confirm if additional land is needed to accommodate people and jobs.**
- Completed for Chatham-Kent in 2023 (by Watson & Associates)

Project Overview

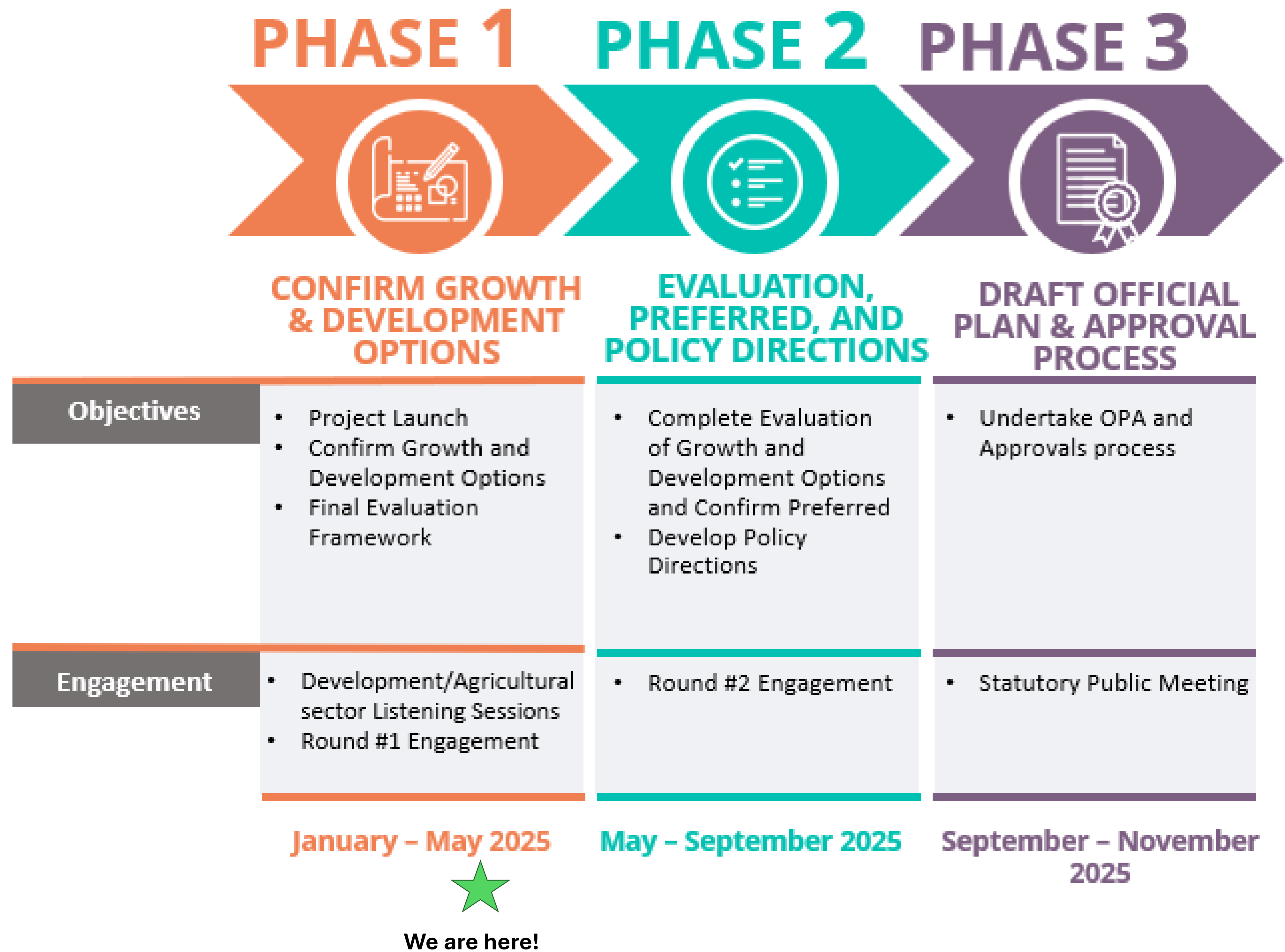
What is the project purpose?

Chatham-Kent's population and employment forecasts show that some Primary Urban Centres will need additional greenfield land over the next 30 years to accommodate new homes and businesses.

A **Settlement Area Boundary Expansion** adjusts the urban boundary to include more land for development in these areas, ensuring there is enough room to grow while still planning for intensification and protecting agricultural land.

Project Purpose: Determine the appropriate locations for Settlement Area Boundary Expansion which will be implemented through an Official Plan Amendment.

Project Process



What is this project about?

Planning for Growth in Chatham-Kent

Projected Population and Jobs Growth in Chatham-Kent



Chatham-Kent is expected to grow from 107,100 residents (2021) to 122,200 by the year 2051— **an addition of about 15,100 people. Most of this growth (~10,000 people) will be in Chatham.**

Job opportunities are projected to rise from 41,075 (2023) to 46,190 (2051)— **an increase of about 5,100 jobs.**

Results of the Land Need Assessment

A shortfall of 177 gross hectares is identified for long-term residential land needs across Blenheim, Dresden, Chatham and Tilbury. The existing supply is forecast to meet growth needs for 22, 12, 18, and 13 years respectively. Wallaceburg, Wheatley and Ridgetown currently have an oversupply of residential land, which can accommodate growth beyond 30 years.

Across the entire Municipality, there is an **employment land surplus of 112 net hectares.** However, there is a **mismatch between the location of demand and supply** for certain industries.

Land Need Requirements



Residential Land Need

Identified shortfall of land (in gross hectares) to accommodate this growth in **Primary Urban Centres:**

Blenheim	4 ha (10 acres)
Dresden	16 ha (40 acres)
Chatham	139 ha (344 acres)
Tilbury	18 ha (45 acres)

Modest growth has been forecast for the **Secondary Urban Centres**, ranging from 20 to 50 households in each over the next 30 years. Boundary changes may be considered as part of this project depending on development interest and need.



Employment Land Need

Identified shortfall of land (in gross hectares) to accommodate this growth in **Primary Urban Centres:**

Dresden	8 ha (20 acres)
Chatham	56 ha (139 acres)*

*The Province allows municipalities to strategically designate additional employment land beyond 30-year need. **This is being considered for Chatham and will be presented in Phase 2 of this project.**

How are growth options identified?



Guiding Principles

There are numerous opportunities for growth in Chatham-Kent. Throughout the project, four principles will guide the consideration of Growth and Development Options:

Consistency with the Provincial Planning Statement

Ensuring alignment with provincial land use planning policies.

Implements the Identified Land Need

Meeting the projected housing and employment needs outlined in Land Needs Assessment.

Diversity of Land Ownership

Desire for diverse land ownership to facilitate a competitive market.

Historical Development Patterns

Building upon existing settlement patterns for logical growth.

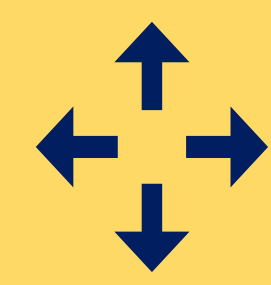
A Two-Step Evaluation Approach

To focus review on opportunities that align with the principles, a two-step evaluation approach has been used: (1) an initial screening and (2) evaluation of growth options.



Initial Screening

In the first step, we reviewed all the areas contiguous with the primary urban centre boundary and applied considerations below. We have screened out areas of lower potential and will carry forward growth options with higher potential. The growth options will be assessed as part of Phase 2 of the project.



Efficient Use of Land and Resources

- Does the area allow for an efficient use of land and resources and generally avoid land use compatibility issues?



Agricultural Impacts

- Does the area comply with the Minimum Distance Separation requirements? Does the area contain Specialty Crop Areas (tender fruit and grape, greenhouse crops)?



Optimize Existing and Planned Infrastructure

- Does the area optimize existing and planned infrastructure (water/wastewater/stormwater)?



Development Interest

- Is there known development interest?

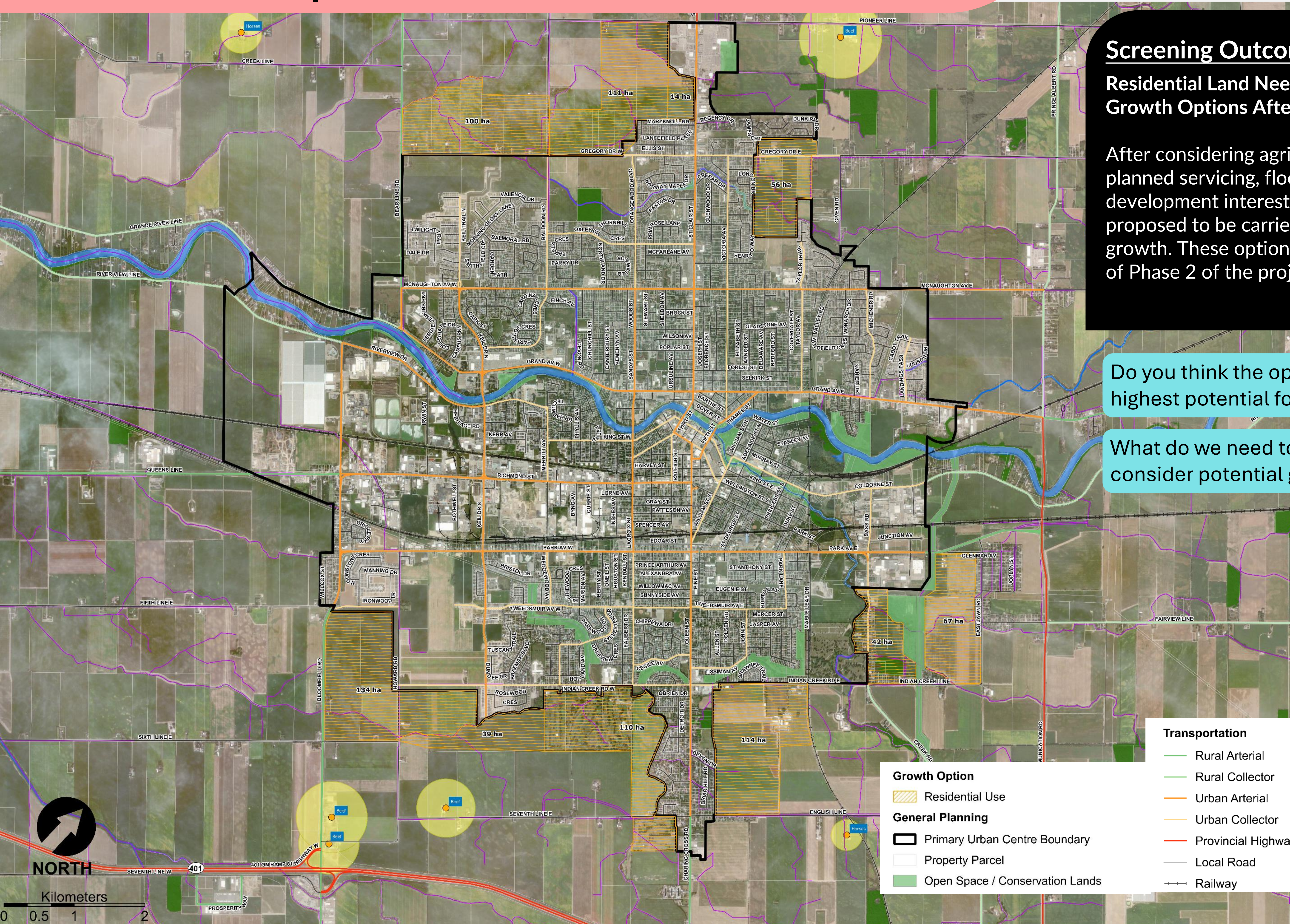


Natural Hazards

- Does the area avoid flood hazards (Flood Way)?

Chatham: Proposed Residential Growth Options

Use a sticky note to tell us what you think about the proposed Growth Options for Chatham



Screening Outcome

Residential Land Need: 139 gross ha
 Growth Options After Screening: 787 gross ha

After considering agriculture, existing and planned servicing, flood hazards and development interest, the areas shown are proposed to be carried forward as an option for growth. These options will be assessed as part of Phase 2 of the project.

Do you think the options identified have the highest potential for accommodating growth?

What do we need to keep in mind as we consider potential growth in these areas?

- Growth Option**
- Residential Use
- General Planning**
- Primary Urban Centre Boundary
- Property Parcel
- Open Space / Conservation Lands

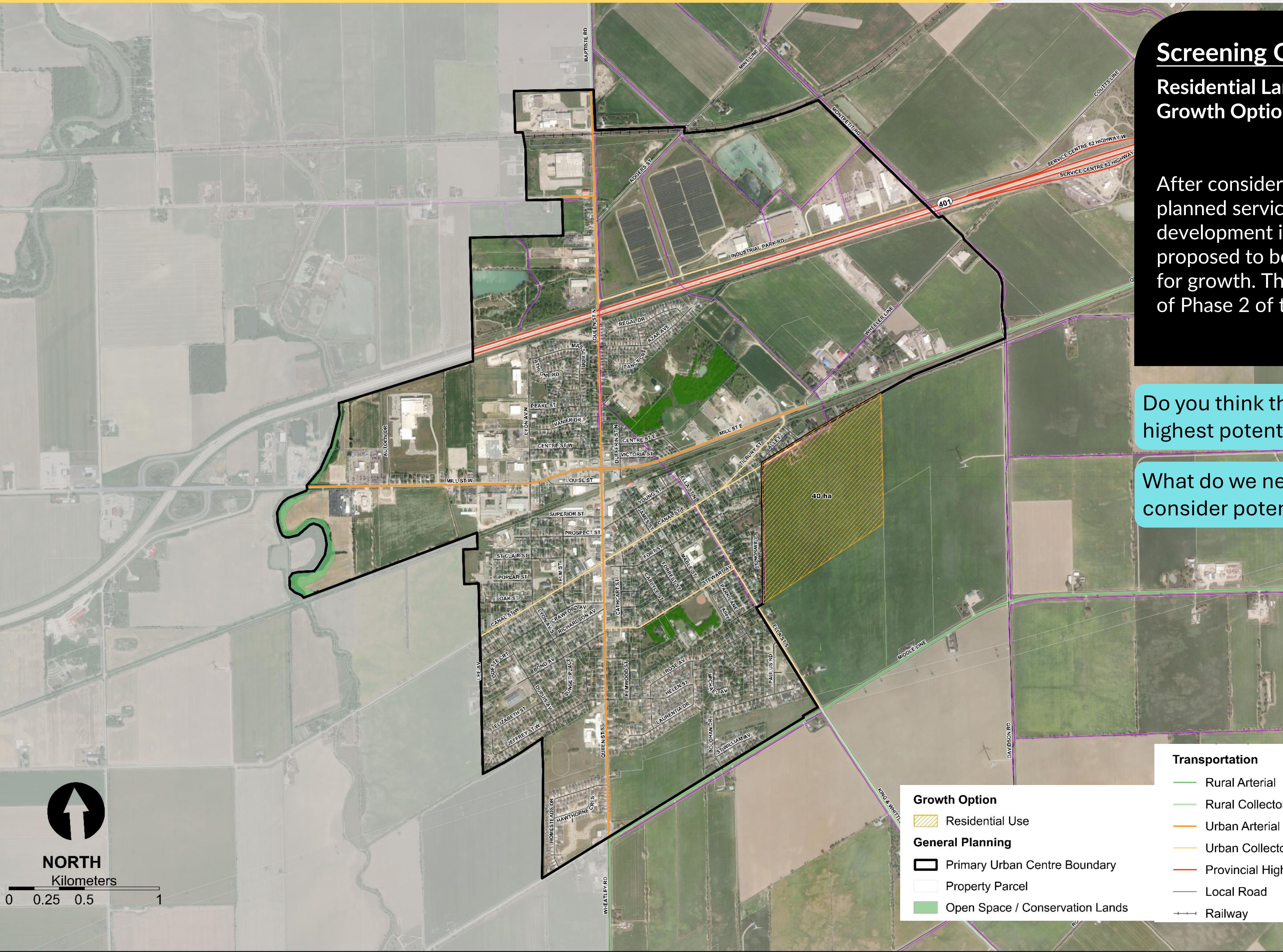
- Transportation**
- Rural Arterial
- Rural Collector
- Urban Arterial
- Urban Collector
- Provincial Highway
- Local Road
- Railway

- Natural Heritage**
- Watercourse
- Waterbody
- Significant Woodland
- Agriculture**
- Livestock Facility
- Minimum Distance Separation Setback
- Infrastructure**
- Municipal Drain



Tilbury: Proposed Growth Option

Use a sticky note to tell us what you think about the proposed Growth Option for Tilbury



Screening Outcome

Residential Land Need: 18 gross ha
 Growth Options After Screening: 40 gross ha

After considering agriculture, existing and planned servicing, flood hazards and development interest, the area shown is proposed to be carried forward as an option for growth. This option will be assessed as part of Phase 2 of the project.

Do you think the option identified has the highest potential for accommodating growth?

What do we need to keep in mind as we consider potential growth in this area?

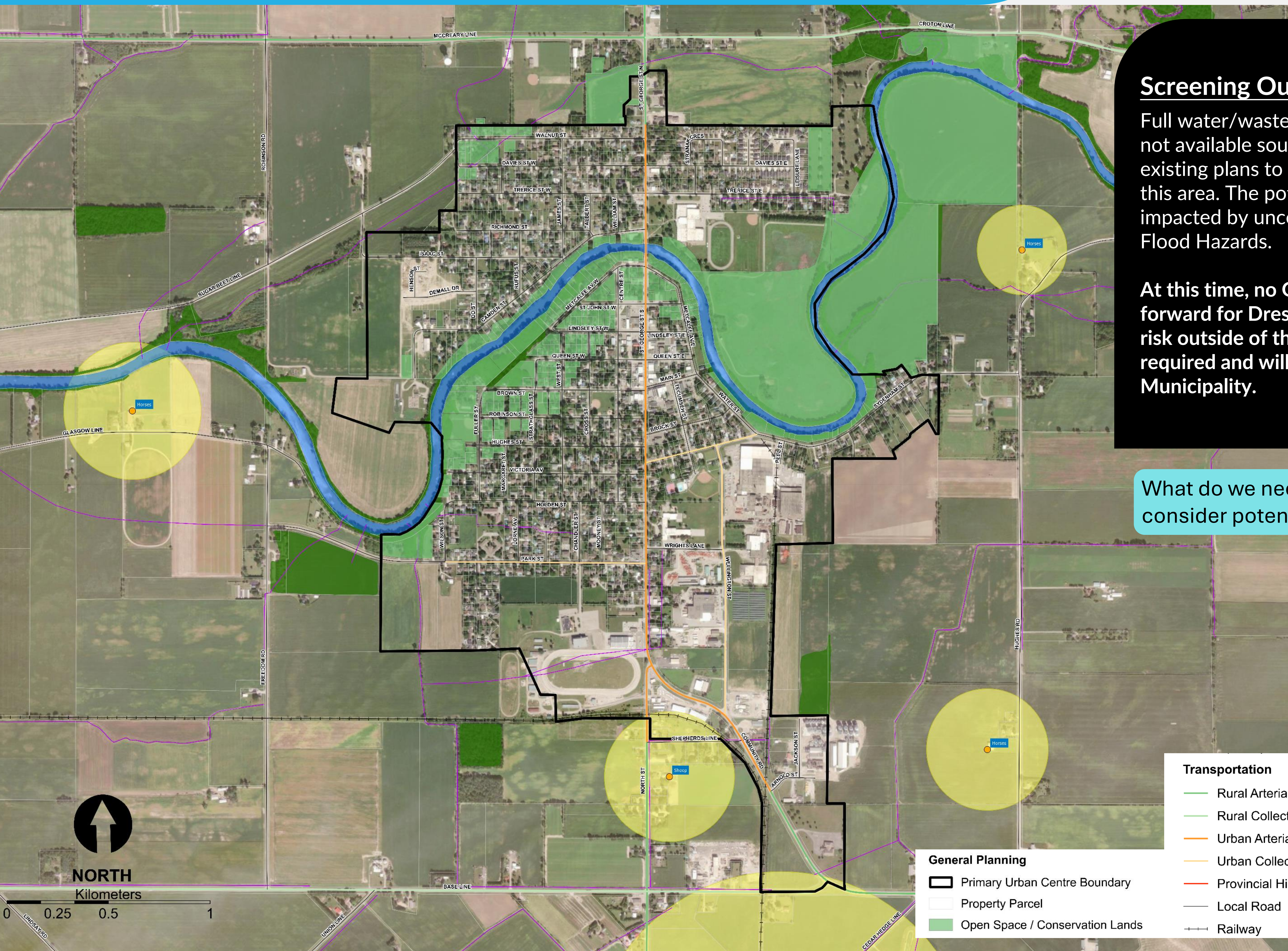


- Natural Heritage**
 - Watercourse
 - Waterbody
 - Significant Woodland
- Agriculture**
 - Livestock Facility
 - Minimum Distance Separation Setback
- Infrastructure**
 - Municipal Drain

- Growth Option**
 - Residential Use
- General Planning**
 - Primary Urban Centre Boundary
 - Property Parcel
 - Open Space / Conservation Lands
- Transportation**
 - Rural Arterial
 - Rural Collector
 - Urban Arterial
 - Urban Collector
 - Provincial Highway
 - Local Road
 - Railway

Dresden: No Options Can be Provided

Use a sticky note to tell us what you think about planning for growth in Dresden



Screening Outcome

Full water/wastewater services are currently not available south of the river. There are no existing plans to provide additional serving in this area. The potential to grow to the north is impacted by uncertainty on the location of Flood Hazards.

At this time, no Growth Options are being put forward for Dresden. Further study of the flood risk outside of the Primary Urban Centre is required and will be completed by the Municipality.

What do we need to keep in mind as we consider potential growth in this area?



NORTH

Kilometers

0 0.25 0.5 1

Natural Heritage

- Watercourse
- Waterbody
- Significant Woodland

Agriculture

- Livestock Facility
- Minimum Distance Separation Setback

Infrastructure

- Municipal Drain

Transportation

- Rural Arterial
- Rural Collector
- Urban Arterial
- Urban Collector
- Provincial Highway
- Local Road
- Railway

General Planning

- Primary Urban Centre Boundary
- Property Parcel
- Open Space / Conservation Lands

Blenheim Growth Option: Proposed No Expansion

Use a sticky note to tell us what you think about planning for growth in Blenheim



Screening Outcome

After considering agriculture, existing and planned servicing, flood hazards and development interest, the area shown is identified as a potential growth option.

However, Blenheim has an available residential greenfield supply of 22 years which satisfies the Provincial Planning Statement.

The land need to 2051 is very modest at 4 ha (10 acres) and the potential growth option is a parcel 13 gross ha (32 acres) in size.

The proposed Growth Option for Blenheim is that no boundary expansion occur at this time. This should be reassessed at the point of the next comprehensive review/updated land needs assessment..

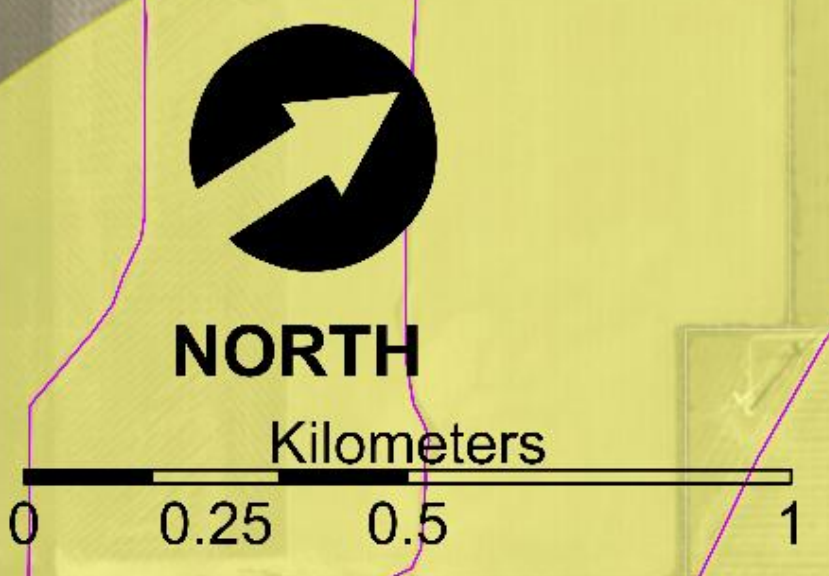
Do you have any concerns with the proposed growth option of no expansion?

What do we need to keep in mind as we consider potential growth in these areas?

- Growth Option**
 - Residential Use
- General Planning**
 - Primary Urban Centre Boundary
 - Property Parcel
 - Open Space / Conservation Lands

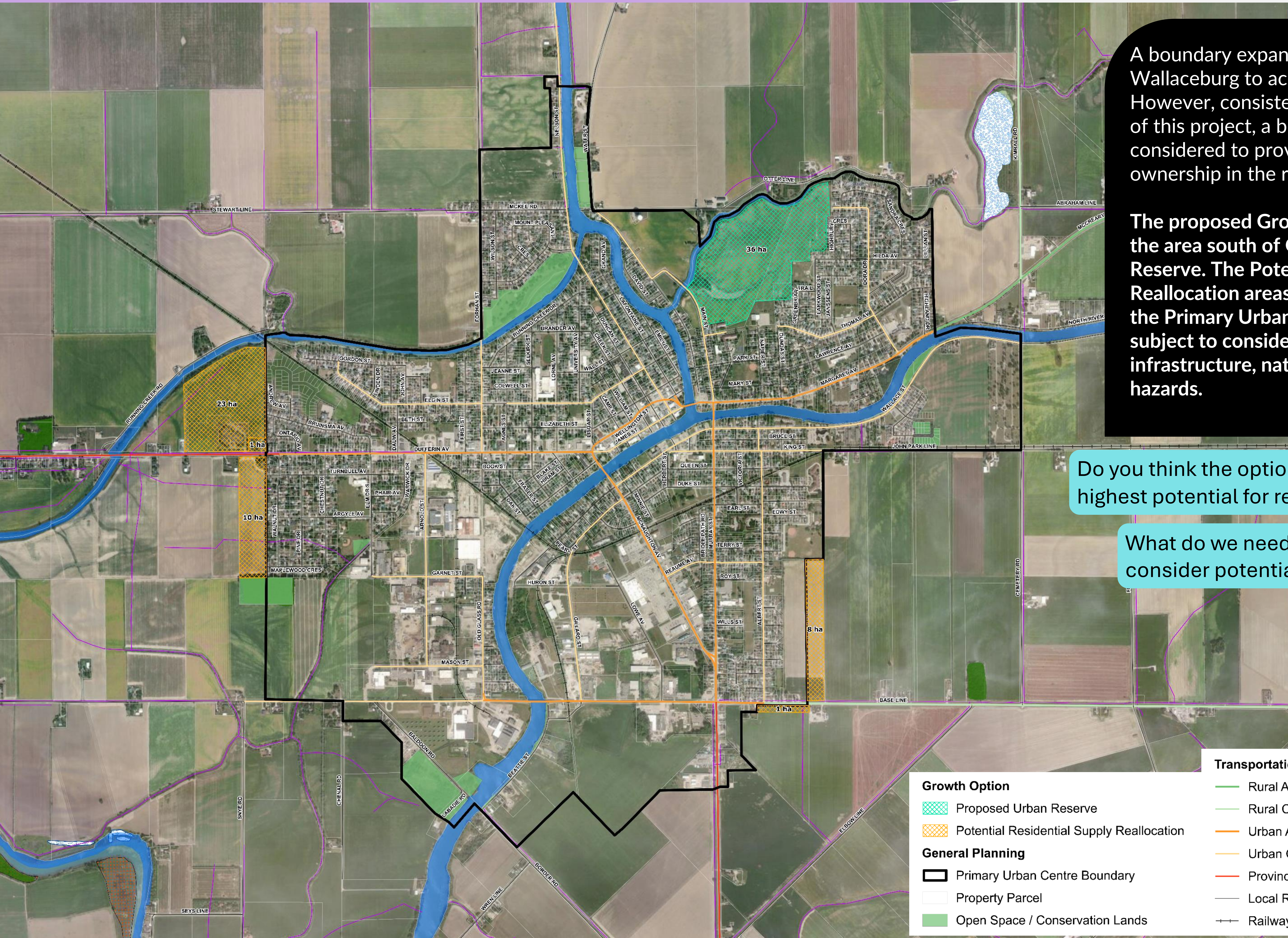
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 - Local Road
 - Railway

- Natural Heritage**
 - Watercourse
 - Waterbody
 - Significant Woodland
- Agriculture**
 - Livestock Facility
 - Minimum Distance Separation Setback
- Infrastructure**
 - Municipal Drain



Wallaceburg Growth Option: Potential Boundary Adjustment

Use a sticky note to tell us what you think about planning for growth in Wallaceburg



A boundary expansion is not needed in Wallaceburg to accommodate forecast growth. However, consistent with the guiding principles of this project, a boundary adjustment is being considered to provide for a diversity of land ownership in the residential land supply.

The proposed Growth Option is to designate the area south of Otter Creek as Urban Reserve. The Potential Residential Supply Reallocation areas shown may be added into the Primary Urban Centre for residential uses, subject to consideration of agriculture, infrastructure, natural heritage and natural hazards.

Do you think the options identified have the highest potential for reallocating land supply?

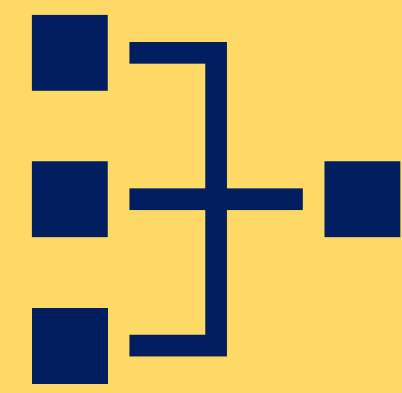
What do we need to keep in mind as we consider potential growth in these areas?

- Growth Option**
 - Proposed Urban Reserve
 - Potential Residential Supply Reallocation
- General Planning**
 - Primary Urban Centre Boundary
 - Property Parcel
 - Open Space / Conservation Lands

- Transportation**
 - Rural Arterial
 - Rural Collector
 - Urban Arterial
 - Urban Collector
 - Provincial Highway
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- Natural**
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Phase 2 Evaluation Considerations



Evaluation

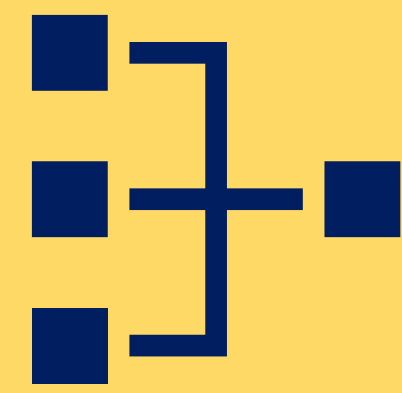
As part of project Phase 2, the Growth Options will be assessed in greater depth —reviewing infrastructure, land use compatibility, and other factors to identify the most appropriate and feasible area for growth.

Theme	Elements Being Considered
Land Need and Housing	<ul style="list-style-type: none">• Does the settlement expansion area provide sufficient land to meet the long-term housing demand?
Proximity to Existing Urban Area	<ul style="list-style-type: none">• Is the settlement expansion area adjacent to existing urban areas to allow for the efficient use of land, infrastructure and public service facilities?
Proximity To Existing or Planned Public Service Facilities	<ul style="list-style-type: none">• Can the settlement expansion area be effectively serviced by existing and planned public service facilities?
Road Infrastructure	<ul style="list-style-type: none">• Can the settlement expansion area be efficiently served by municipal road network?
Water Infrastructure	<ul style="list-style-type: none">• Can the settlement expansion area be efficiently serviced with municipal water services?
Sanitary Sewer Infrastructure	<ul style="list-style-type: none">• Can the settlement expansion area be efficiently serviced with municipal sanitary sewage services?
Agricultural Impacts	<ul style="list-style-type: none">• Does the settlement expansion area avoid prime agricultural lands or contain lower priority prime agricultural lands?• Does the settlement expansion area meet the Minimum Distance Separation requirement from active livestock barns, manure storages or anaerobic digesters?• Does the settlement expansion area contain specialty crop areas?

Share with us

1. Add a dot next to to the theme that is the most important to you
2. Use a sticky note to let us know below if we missed anything

Phase 2 Evaluation Considerations



Evaluation

As part of project Phase 2, the Growth Options will be assessed in greater depth —reviewing infrastructure, land use compatibility, and other factors to identify the most appropriate and feasible area for growth.

Theme	Elements Being Considered
Land Use Compatibility	<ul style="list-style-type: none">• Is the settlement expansion area appropriately buffered/separated from industries and other major facilities/infrastructure to avoid or minimize adverse effects and to ensure long-term operational viability of employment uses?
Natural Heritage Issues	<ul style="list-style-type: none">• Does the settlement expansion area protect natural features and areas? Does the settlement expansion area avoid known locations of species at risk?
Surface & Groundwater	<ul style="list-style-type: none">• Does the settlement expansion area have the potential to disturb sensitive and/or vulnerable surface water and ground water resources?
Mineral & Petroleum Resources	<ul style="list-style-type: none">• Does the settlement expansion area contain mineral or petroleum resources?
Cultural Heritage & Archaeology	<ul style="list-style-type: none">• Does the settlement expansion area contain significant cultural heritage landscapes ?
Natural Hazards	<ul style="list-style-type: none">• Does the settlement expansion area contain flooding, erosion or other natural hazards?
Human-made Hazards	<ul style="list-style-type: none">• Does the settlement expansion area contain human made hazards?
Transit	<ul style="list-style-type: none">• Can the settlement expansion be efficiently served by existing or future/planned transit service?
Climate Change	<ul style="list-style-type: none">• Does the selection of the settlement expansion area include any risks that could be exacerbated by climate change?

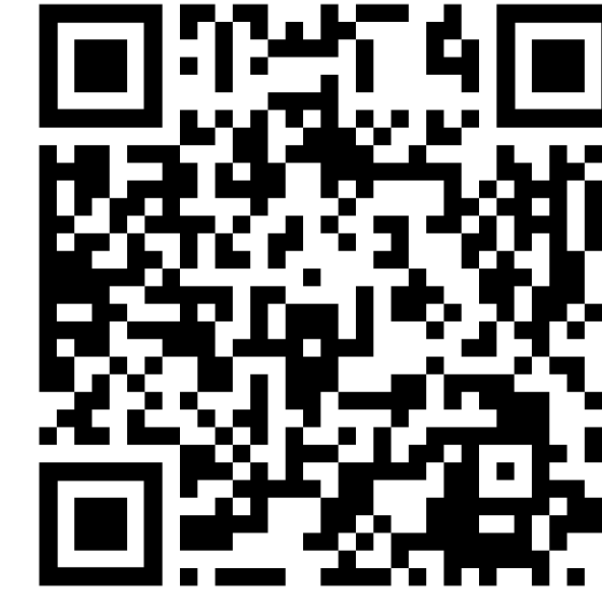
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Thank you for participating!

For any inquiries, please visit the project website or contact the project team.

letstalkchatham-kent.ca/growth-plan



Ryan Jacques

Director, Planning Services
Municipality of Chatham-Kent

Phone: (519)-360-1998 ext. 3049

Email: ryan.jacques@chatham-kent.ca

Anthony Jas

Manager, Development, Planning Services
Municipality of Chatham-Kent

Phone: (519)-360-1998 ext. 3050

Email: anthony.jas@chatham-kent.ca



Complete the Online Survey!

Visit the project website to complete the online survey to share additional feedback on the growth options for Chatham-Kent.

Available May 1 to May 23, 2025.

WELCOME

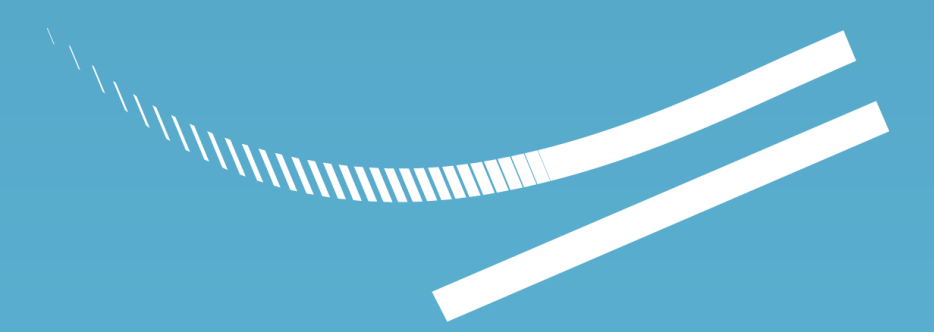
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- Forecasts population and employment growth
- **Considers existing land supply to confirm if additional land is needed to accommodate people and jobs.**
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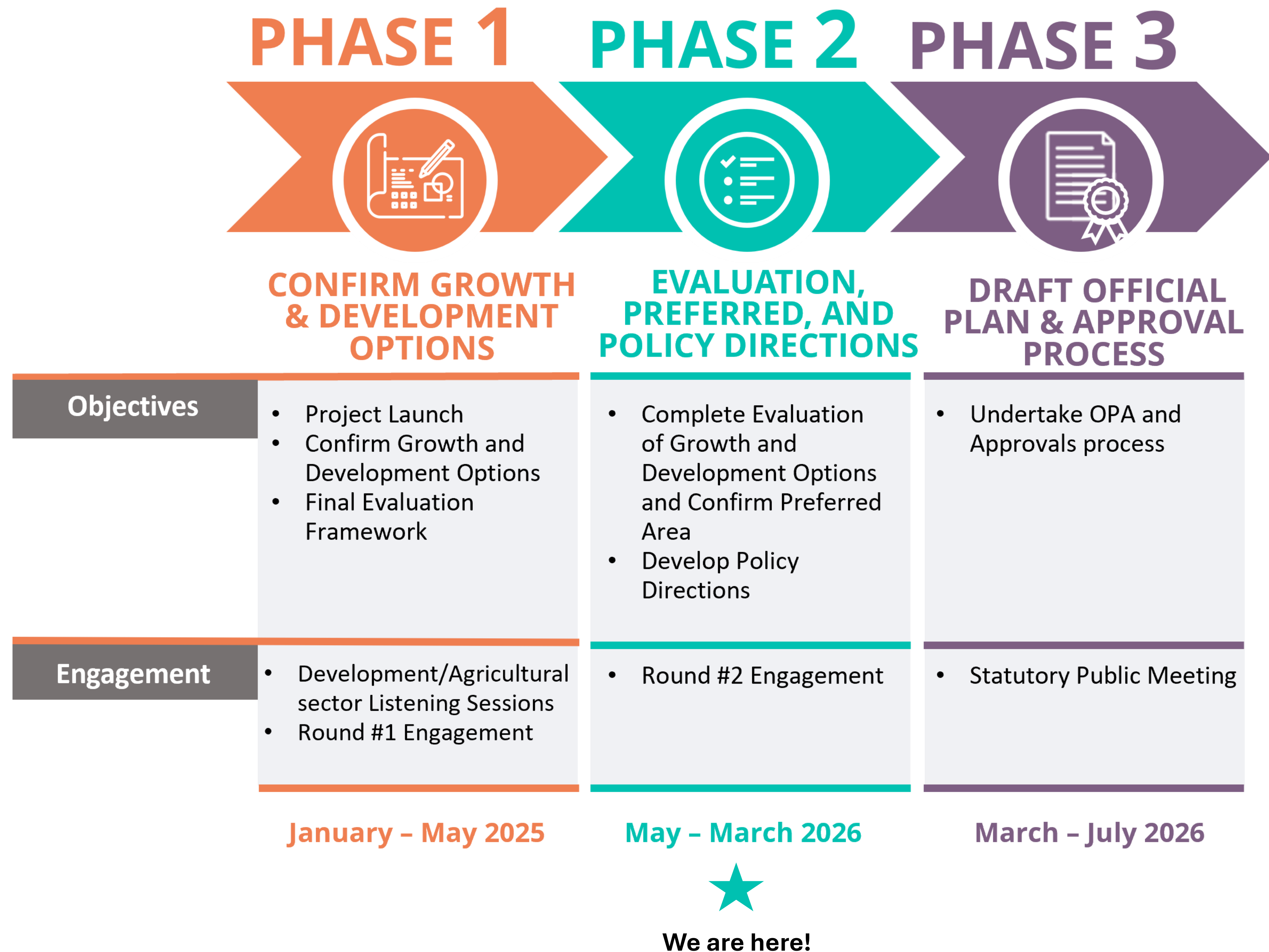
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Planning for Growth in Chatham-Kent

Projected Population and Job Growth in Chatham-Kent



Chatham-Kent is expected to grow from 107,100 residents (2021) to 122,200 by the year 2051— **an addition of about 15,100 people.** **Most of this growth (~10,000 people) will be in Chatham.**

Job opportunities are projected to rise from 41,075 (2023) to 46,190 (2051)— **an increase of about 5,100 jobs.**

Results of the Land Need Assessment

The 2023 Municipal Comprehensive Review completed by Watson and Associates assessed the ability of the available land supply to meet forecast growth. Phase 2 of the Growth Management Study focuses on Chatham and Tilbury to address the land need identified. In Wallaceburg, land supply is being reallocated in alignment with the guiding principles of this project.

Land Need Update

Following the 2023 Municipal Comprehensive Review (MCR), subsequent technical studies have identified additional land requirements for Chatham to accommodate growth.

Use	Land Need	
Commercial	22 ha	The Watson <i>Commercial Analysis Addendum</i> (2026) has identified a gross land need of 22 hectares for commercial uses in Chatham, including 15 ha for a regional node at Highway 401.
Institutional	32 ha	The <i>Parks and Recreation Master Plan (2025)</i> has identified a requirement for 32 hectares of institutional space for a future regional park facility in Chatham.
Employment	200 ha	The Watson <i>Growth Management Amendment (2025)</i> explored strategic employment areas and identifies a need for 200 hectares for Employment Areas.

Land Need Requirements



Residential Land Need

Identified shortfall of land (in gross hectares) to accommodate forecast growth in **Primary Urban Centres:**

Chatham	Residential	139 ha (344 acres)
	Commercial	7 ha (17 acres)
	Institutional	32 ha (79 acres)
Tilbury	Residential	18 ha (45 acres)
Wallaceburg	Residential (Reallocation)	32 ha (79 acres)



Employment Land Need

Identified shortfall of land (in gross hectares) to accommodate this growth in **Primary Urban Centres:**

Chatham	Employment	~200 ha (494 acres)
	Commercial	15 ha (37 acres)

The Province allows municipalities to strategically designate additional employment land beyond 30-year need. **This is being considered for Chatham and is presented in the preliminary preferred growth options.**

How were the growth options identified?



Guiding Principles

There are numerous opportunities for growth in Chatham-Kent. Throughout the project, four principles will guide the consideration of Growth and Development Options:

Consistency with the Provincial Planning Statement

Ensuring alignment with provincial land use planning policies.

Implements the Identified Land Need

Meeting the projected housing and employment needs outlined in Land Needs Assessment.

Diversity of Land Ownership

Desire for diverse land ownership to facilitate a competitive market.

Historical Development Patterns

Building upon existing settlement patterns for logical growth.

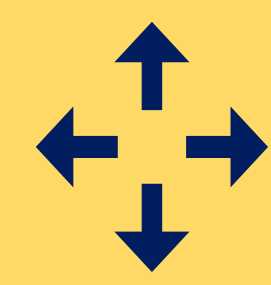
A Two-Step Evaluation Approach

To initially focus review on opportunities for residential areas that align with the principles, a two-step evaluation approach was used: (1) an initial screening and (2) evaluation of growth options.



Initial Screening

In the first step, we reviewed all the areas contiguous with the primary urban centre boundary and applied considerations below. We screened out areas of lower potential and carried forward growth options with higher potential. **The growth options were then assessed as part of Phase 2 of the project.**



Efficient Use of Land and Resources

- Does the area allow for an efficient use of land and resources and generally avoid land use compatibility issues?



Agricultural Impacts

- Does the area comply with the Minimum Distance Separation requirements? Does the area contain Specialty Crop Areas?



Optimize Existing and Planned Infrastructure

- Does the area optimize existing and planned infrastructure (water/wastewater/stormwater)?



Development Interest

- Is there known development interest?

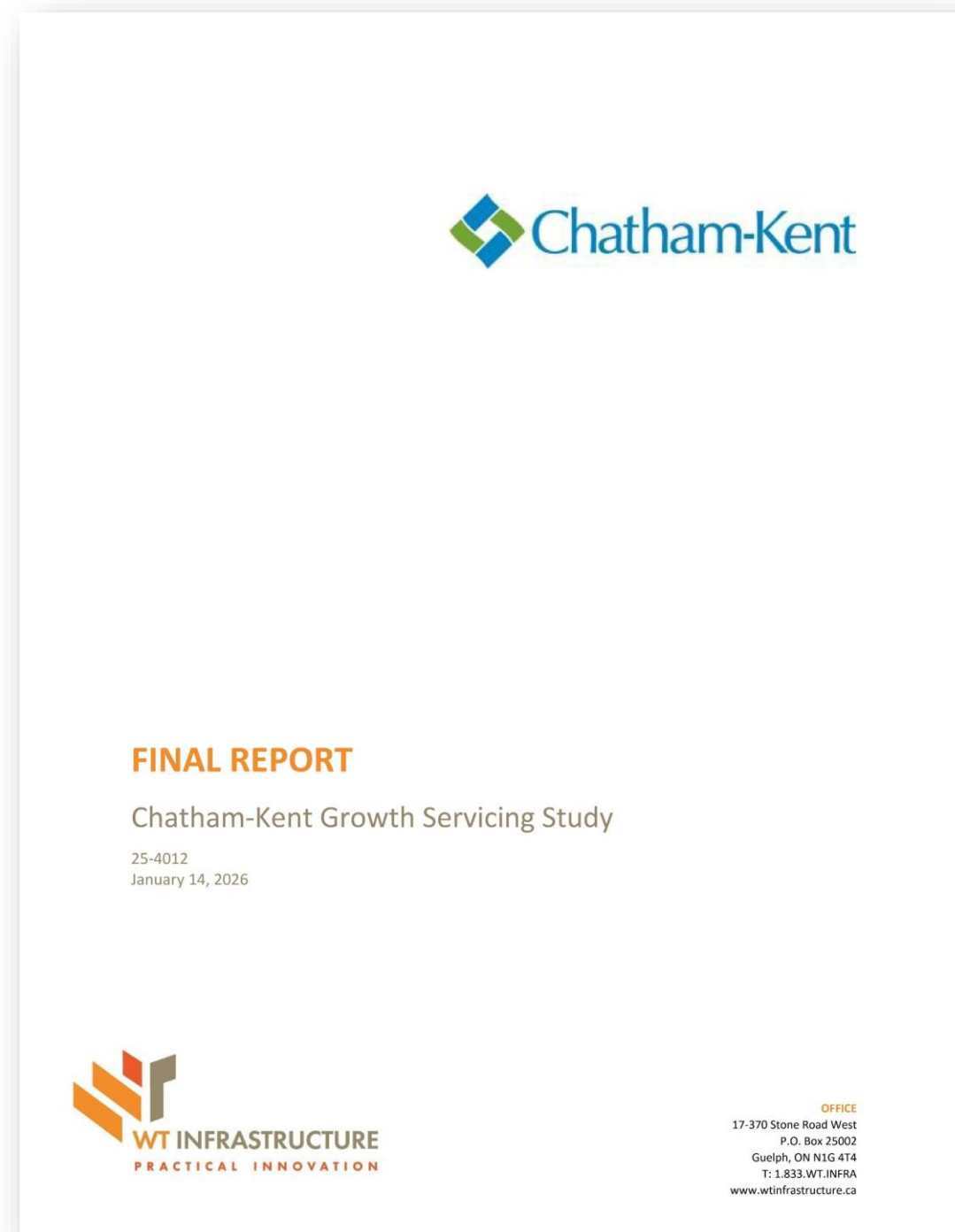


Natural Hazards

- Does the area avoid flood hazards (Flood Way)?

What were the results of the evaluation?

Phase 2 of the Growth Management Study



Evaluation of Growth and Development Options

To align the Options with the land need, the areas identified in Phase 1 (787 ha for Chatham, 40 ha Tilbury) were assessed. This was based on the evaluation framework reflecting requirements of the Provincial Planning Statement (2024) and was informed by:

- available Master Plans (2024 Water/Wastewater Master Plan, Draft Southwest Chatham Servicing Study, 2021 Tilbury Stormwater Master Plan),
- Growth Servicing Study (WT Infrastructure, 2026), and
- a workshop with municipal and PUC staff.



As a result of the assessment, some Growth and Development Options from Phase 1 in Chatham were not carried forward as Preliminary Preferred Areas. These areas were removed due to:

- × Servicing limitations and the need for additional unplanned infrastructure investment that was not aligned with existing municipal priorities;
- × Lack of identified landowner interest or demonstrated historical development patterns; and/or,
- × Separation from the existing Primary Urban Centre – separated by hydro corridor, Maple Leaf Cemetery, the Chatham diversion channel, and/or employment uses.

What were the results of the evaluation?

Phase 2 of the Growth Management Study

As a result of the evaluation, Options from Phase 1 were carried forward as Preliminary Preferred Areas, in their entirety or a portion.

The total initial land area identified for residential use, the total residential land need, and the total land area proposed to be added to the Primary Urban Centre boundaries is presented below.

Primary Urban Centre	Residential Options (Phase 1)	Residential Area Land Need	Preliminary Preferred Areas (Phase 2)
Chatham	787 ha	178 ha	173 ha
Tilbury	40 ha	18 ha	18 ha
Wallaceburg	34 ha	32 ha	34 ha



The Preliminary Preferred Areas are presented on following panels.

These areas were confirmed to meet the considerations of the Provincial Planning Statement, including:

- ✓ Do not contain / protects natural heritage features,
- ✓ Does not contain natural hazards (e.g., flood ways),
- ✓ Does not contain any mineral or petroleum resources,
- ✓ Does not impact cultural heritage landscapes,
- ✓ Have low groundwater susceptibility and/or Official Plan policies to mitigate, and
- ✓ Proposed to address archaeological resources and species-at-risk considerations at the development phase.

The panels show the results of the evaluation as it relates to the Provincial Planning Statement considerations for settlement area boundary expansion (PPS 2.3.2.1.) including:

- ✓ Need for the land,
- ✓ Sufficient capacity in existing or planned infrastructure or public service facilities,
- ✓ Whether there are specialty crop areas, whether the area avoids prime agricultural areas where possible, and is compliant with the minimum distance separation formula, and
- ✓ Whether there can be a phased progression of development.

Preliminary Preferred Areas

Share with us

Use a sticky note to tell us what you think about the Preliminary Preferred Areas for Chatham.

Chatham

Area A

- ✓ **Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~12 ha).** There is existing demand for commercial and higher-density built form in this area, functioning as a key commercial node in the north and with recently approved proposed high-rise development.
- ✓ **There is sufficient capacity in existing or planned infrastructure.** For wastewater, this area is planned to be serviced by future upgrades to the existing sanitary sewer system, including gravity sewers, where necessary, and at SPS #11. There is water capacity available with services at the property line. Municipal drains are on the boundaries of this Area, resulting in fewer barriers for development.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** A Parks and Recreation Master Plan (2025) was completed to support growth across the Municipality. Area A is within close proximity to Gregory Drive Public School. Additional public service facilities needs assessment are anticipated to be determined as part of applicable agency planning (e.g., school board).
- ✓ **Area A does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area A provides for a phased progression of urban development.** Area A is an opportunity to connect a non-contiguous portion of the Primary Urban Centre Boundary.

Area B

- ✓ **Area B meets the need to plan for land to accommodate an appropriate range and mix of uses (~41 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Wastewater servicing needs are the same as Area A including ability to be serviced by planned trunk sewer with additional upgrades to SPS #11. The area is readily serviced by existing water service connections that can be provided through watermain to the east, west, and north of the area. Multiple municipal drains are present throughout the site. A regional stormwater management facility is anticipated to be required through secondary planning. A change to the road hierarchy to an Urban Collector Road is anticipated and to be confirmed through the ongoing Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area B is within close proximity to three schools (King George VI PS, Chatham-Kent Secondary School, and Eben-Ebenezer Christian School) and is located near the William K. Erickson Arena.
- ✓ **Area B does not comprise special crop areas and complies with minimum distance separation formulae.**
- ✓ **Area B can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area B provides for a phased progression of urban development.** A portion of Area B is contiguous with a recent site plan application for the area to the south and is bounded by the existing Primary Urban Centre on three sides.

Preliminary Preferred Expansion Areas

- Employment Area
- Residential Area
- Other
- Southwest Chatham Servicing Study Area
- Urban Centre Boundary

Chatham Land Need

Residential	139 ha (344 acres)
Commercial (in Residential Area)	7 ha (17 acres)
Institutional	32 ha (79 acres)
Employment	200 ha (494 acres)
Commercial (in Employment Area)	15 ha (37 acres)

Preliminary Preferred Areas

Share with us

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Chatham

Area D

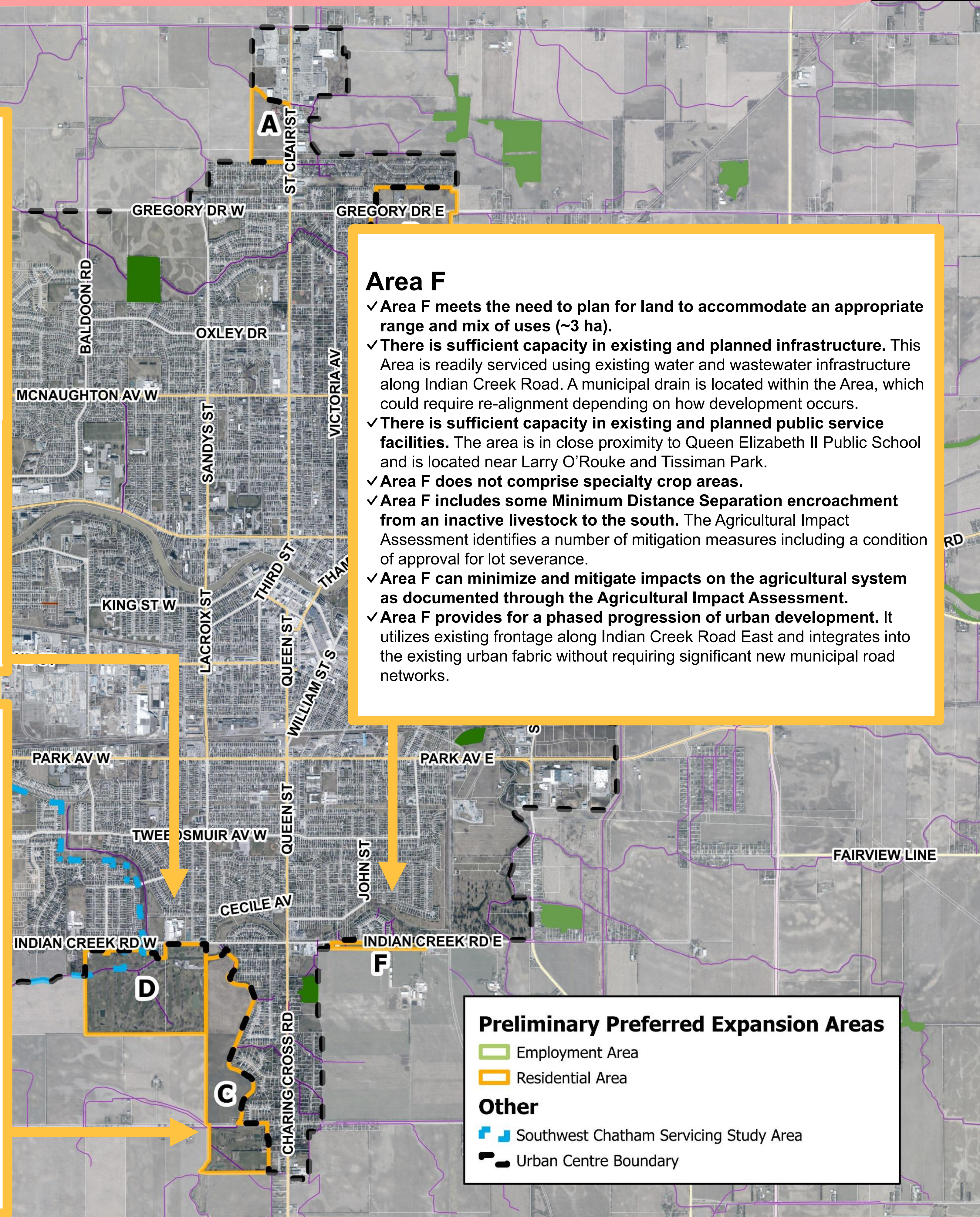
- ✓ **Area D meets the need to plan for land to accommodate an appropriate range and mix of uses (~13 ha).** Only a portion of these lands will be permitted to be used for residential uses; some existing recreational uses will need to be maintained.
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Wastewater servicing will be provided through a planned sanitary trunk sewer along Indian Creek Road. These flows can be conveyed to new planned pump stations, as identified in the Draft Southwest Chatham Servicing Study, and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. There is existing water capacity and with the ability to connect to Indian Creek Road; however, secondary planning will be required to integrate trunk mains with distribution mains. Multiple drains are present, requiring relocation or road alignment depending on how the development occurs.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area D is in close proximity to Indian Creek Road Public School, John McGregor Secondary School, and the Chatham Memorial Arena.
- ✓ **Area D does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area D can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area D provides for a phased progression of urban development.** This extension acknowledges the natural progression of recent development in the south.

Area F

- ✓ **Area F meets the need to plan for land to accommodate an appropriate range and mix of uses (~3 ha).**
- ✓ **There is sufficient capacity in existing and planned infrastructure.** This Area is readily serviced using existing water and wastewater infrastructure along Indian Creek Road. A municipal drain is located within the Area, which could require re-alignment depending on how development occurs.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** The area is in close proximity to Queen Elizabeth II Public School and is located near Larry O'Rourke and Tissiman Park.
- ✓ **Area F does not comprise specialty crop areas.**
- ✓ **Area F includes some Minimum Distance Separation encroachment from an inactive livestock to the south.** The Agricultural Impact Assessment identifies a number of mitigation measures including a condition of approval for lot severance.
- ✓ **Area F can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area F provides for a phased progression of urban development.** It utilizes existing frontage along Indian Creek Road East and integrates into the existing urban fabric without requiring significant new municipal road networks.

Area C

- ✓ **Area C meets the need to plan for land to accommodate an appropriate range and mix of uses (~45 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Existing sanitary pump station (SPS#119) at Seventh Line can service this area through an existing sanitary sewer stub. Existing water servicing is available from Charing Cross or Indian Creek; however, area-specific planning will be required to integrate trunk mains with distribution mains and downstream water mains would need to be upgraded or bypassed. Multiple drains exist throughout the area, requiring relocation or specific road alignment. A section of Seventh Line may need to be upgraded to an Urban Collector road, to be confirmed through the Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area C is well-served by existing infrastructure, located in close proximity to Indian Creek Road Public School, John McGregor Secondary School, and the Chatham Memorial Arena.
- ✓ **Area C does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area C can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area C provides for a phased progression of urban development.** Area C represents a logical southward progression toward the Highway 401 corridor adjacent to existing residential areas.



Chatham Land Need

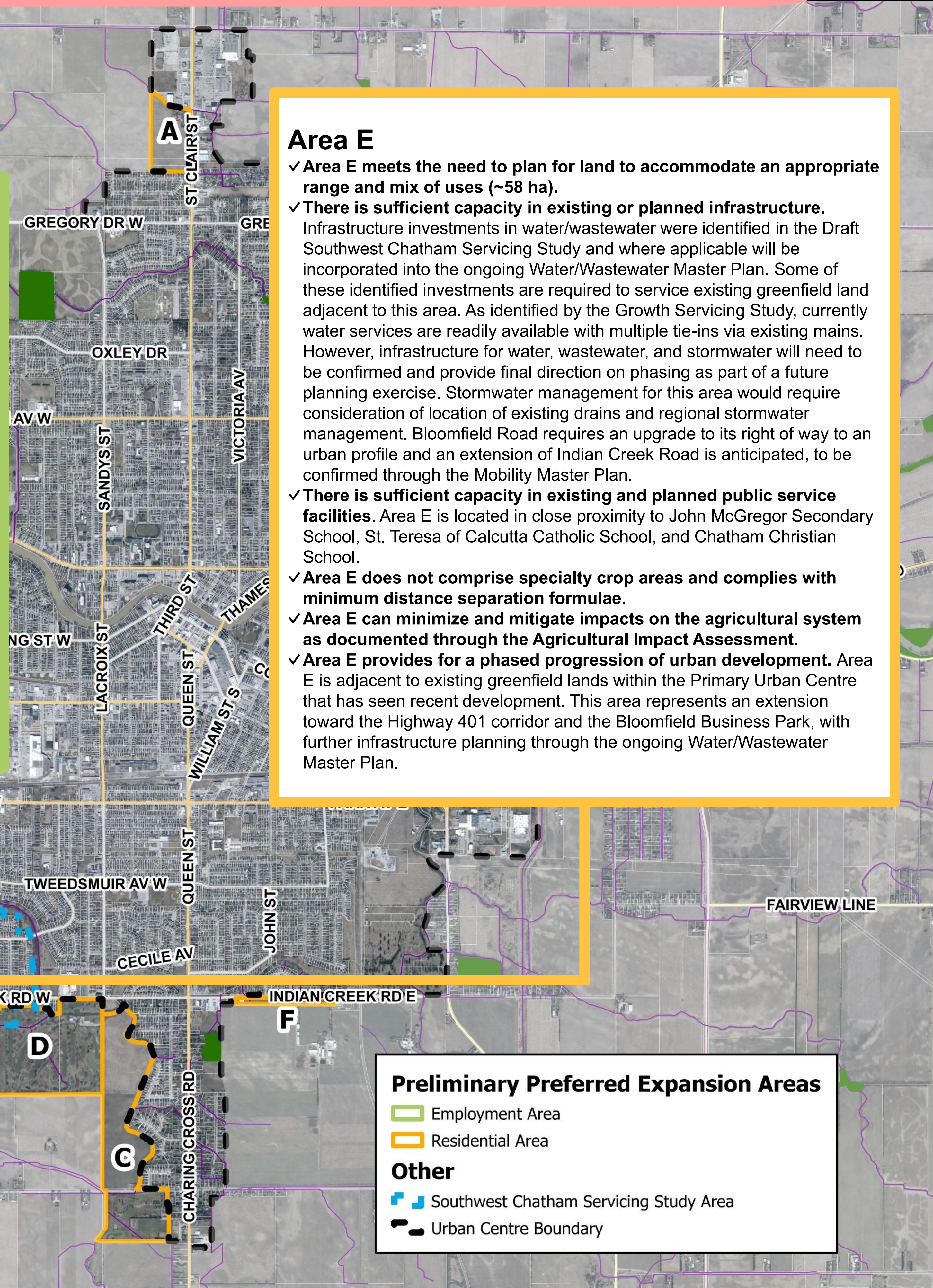
Residential	139 ha (344 acres)
Commercial (in Residential Area)	7 ha (17 acres)
Institutional	32 ha (79 acres)
Employment	200 ha (494 acres)
Commercial (in Employment Area)	15 ha (37 acres)

Preliminary Preferred Areas

Share with us

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Chatham



Area E

- ✓ Area E meets the need to plan for land to accommodate an appropriate range and mix of uses (~58 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Infrastructure investments in water/wastewater were identified in the Draft Southwest Chatham Servicing Study and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. Some of these identified investments are required to service existing greenfield land adjacent to this area. As identified by the Growth Servicing Study, currently water services are readily available with multiple tie-ins via existing mains. However, infrastructure for water, wastewater, and stormwater will need to be confirmed and provide final direction on phasing as part of a future planning exercise. Stormwater management for this area would require consideration of location of existing drains and regional stormwater management. Bloomfield Road requires an upgrade to its right of way to an urban profile and an extension of Indian Creek Road is anticipated, to be confirmed through the Mobility Master Plan.
- ✓ There is sufficient capacity in existing and planned public service facilities. Area E is located in close proximity to John McGregor Secondary School, St. Teresa of Calcutta Catholic School, and Chatham Christian School.
- ✓ Area E does not comprise specialty crop areas and complies with minimum distance separation formulae.
- ✓ Area E can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.
- ✓ Area E provides for a phased progression of urban development. Area E is adjacent to existing greenfield lands within the Primary Urban Centre that has seen recent development. This area represents an extension toward the Highway 401 corridor and the Bloomfield Business Park, with further infrastructure planning through the ongoing Water/Wastewater Master Plan.

Area G

- ✓ Area G meets the need to plan for land to accommodate an appropriate range and mix of uses (~200 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Infrastructure investments in water/wastewater were identified in the Draft Southwest Chatham Servicing Study and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. The infrastructure for water, wastewater, and stormwater will be confirmed and provide final direction on phasing as part of a future planning exercise including the ongoing Water/Wastewater Master Plan.
- ✓ There is sufficient capacity in existing and planned public service facilities. As a large-scale employment area, Area G can maintain an appropriate transition to sensitive land uses through comprehensive area-specific planning. This planning process is required to ensure long-term land use compatibility with adjacent residential areas.
- ✓ Area G does not comprise specialty crop areas.
- ✓ Area G includes some encroachment from active livestock operation on the east side of Bloomfield Road. The Agricultural Impact Assessment identifies a number of mitigation measures to address this including a site specific-policy for this area and holding provisions in the Zoning By-law.
- ✓ Area G provides for a phased progression of urban development. Area G represents an extension toward the Highway 401 corridor and the Bloomfield Business Park. The area is strategically adjacent to major goods movement corridors (Highway 401) with an interchange that has planned improvements by Ministry of Transportation (MTO) starting in 2026. The delineation of employment and regional commercial uses will be determined by secondary planning that considers locational attributes, land use compatibility between employment and residential uses, and integration with the adjacent agricultural systems.

Chatham Land Need

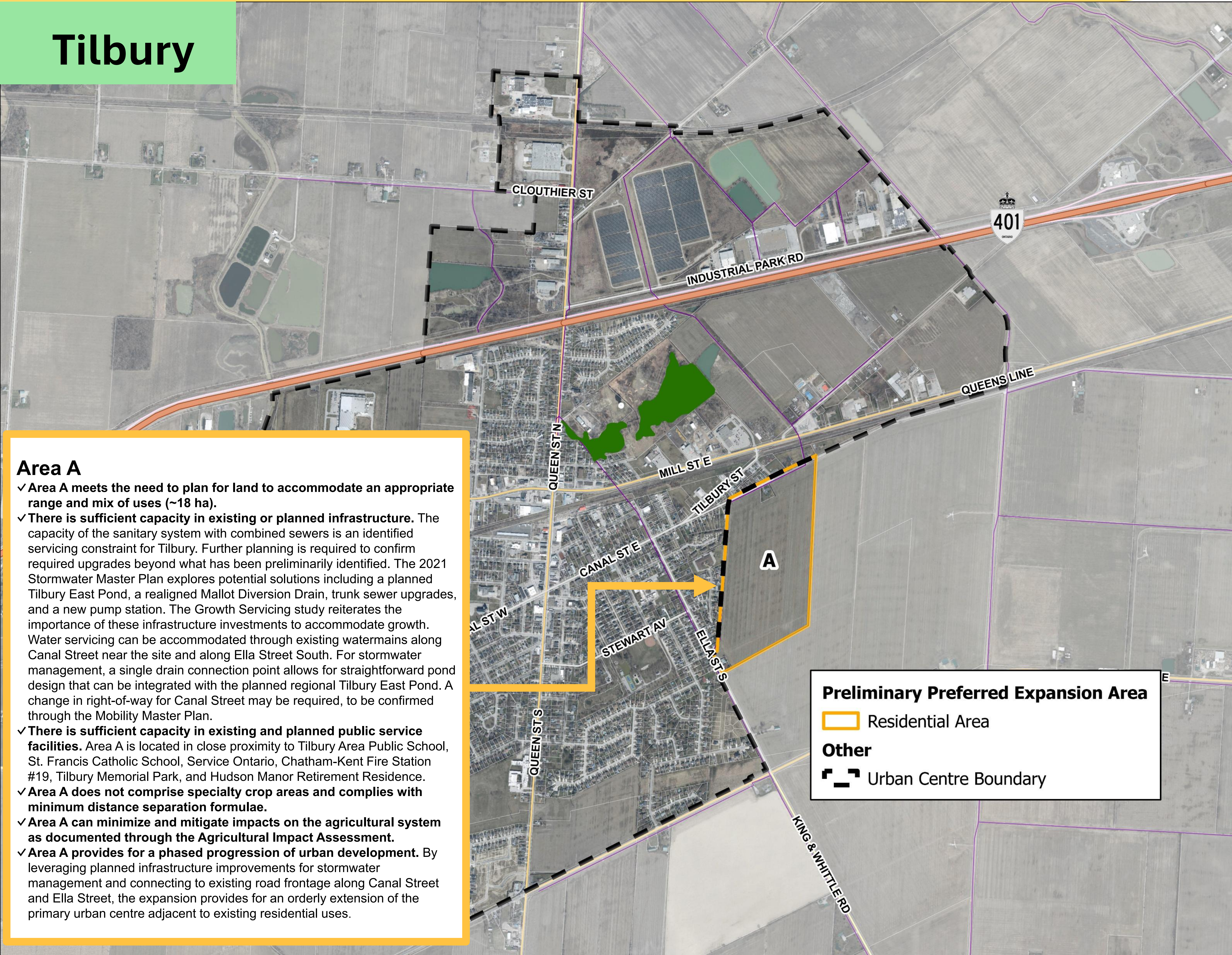
Residential	139 ha (344 acres)
Commercial (in Residential Area)	7 ha (17 acres)
Institutional	32 ha (79 acres)
Employment	200 ha (494 acres)
Commercial (in Employment Area)	15 ha (37 acres)

Preliminary Preferred Area

Share with us

Use a sticky note to tell us what you think about the Preliminary Preferred Area for Tilbury.

Tilbury



Area A

- ✓ **Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~18 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** The capacity of the sanitary system with combined sewers is an identified servicing constraint for Tilbury. Further planning is required to confirm required upgrades beyond what has been preliminarily identified. The 2021 Stormwater Master Plan explores potential solutions including a planned Tilbury East Pond, a realigned Mallot Diversion Drain, trunk sewer upgrades, and a new pump station. The Growth Servicing study reiterates the importance of these infrastructure investments to accommodate growth. Water servicing can be accommodated through existing watermains along Canal Street near the site and along Ella Street South. For stormwater management, a single drain connection point allows for straightforward pond design that can be integrated with the planned regional Tilbury East Pond. A change in right-of-way for Canal Street may be required, to be confirmed through the Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area A is located in close proximity to Tilbury Area Public School, St. Francis Catholic School, Service Ontario, Chatham-Kent Fire Station #19, Tilbury Memorial Park, and Hudson Manor Retirement Residence.
- ✓ **Area A does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area A provides for a phased progression of urban development.** By leveraging planned infrastructure improvements for stormwater management and connecting to existing road frontage along Canal Street and Ella Street, the expansion provides for an orderly extension of the primary urban centre adjacent to existing residential uses.

Preliminary Preferred Expansion Area

Residential Area

Other

Urban Centre Boundary

Tilbury Land Need

Residential

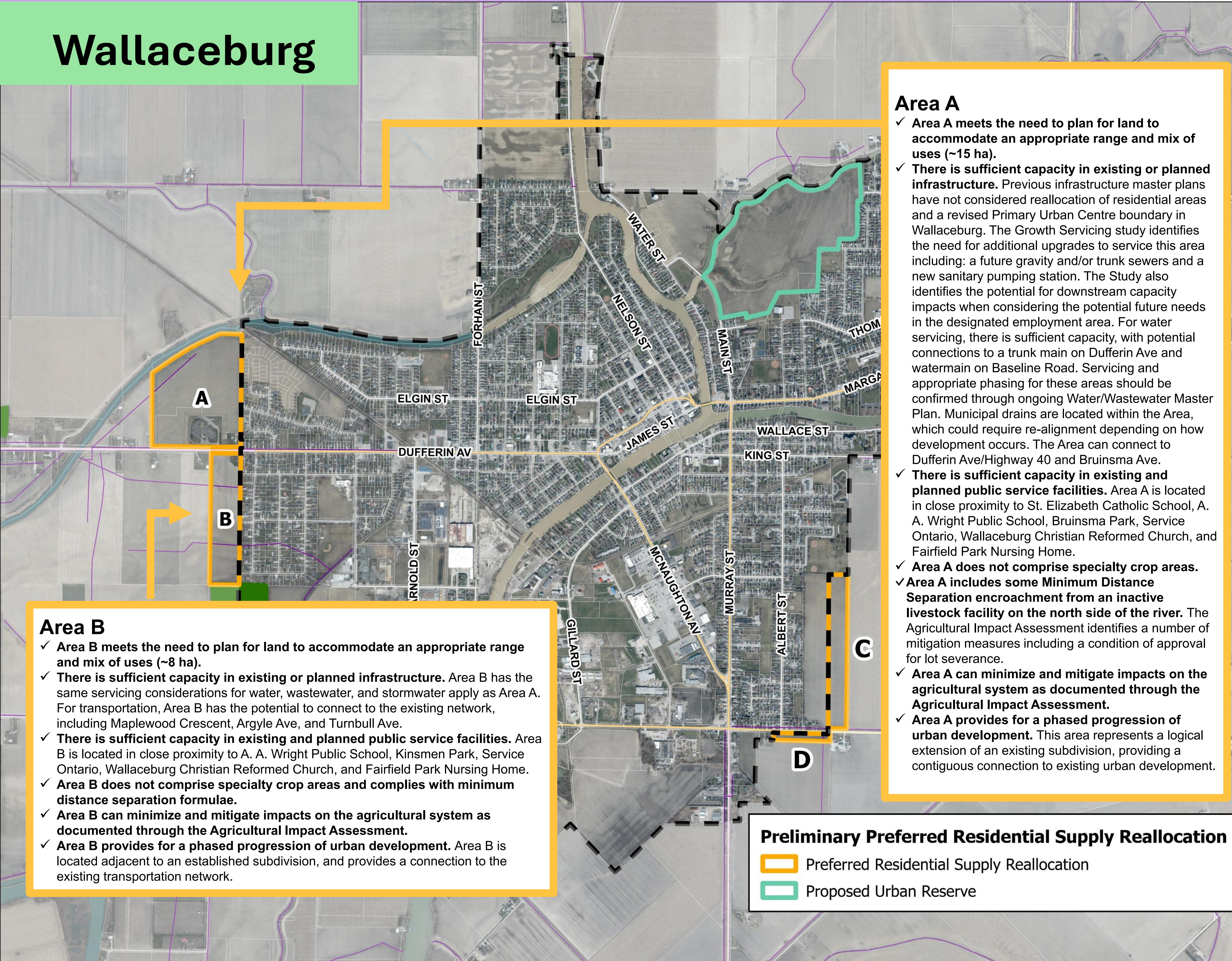
18 ha (45 acres)

Preliminary Preferred Areas

Share with us

Use a sticky note to tell us what you think about the Preliminary Preferred Areas for Wallaceburg.

Wallaceburg



Area B

- ✓ **Area B meets the need to plan for land to accommodate an appropriate range and mix of uses (~8 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Area B has the same servicing considerations for water, wastewater, and stormwater apply as Area A. For transportation, Area B has the potential to connect to the existing network, including Maplewood Crescent, Argyle Ave, and Turnbull Ave.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area B is located in close proximity to A. A. Wright Public School, Kinsmen Park, Service Ontario, Wallaceburg Christian Reformed Church, and Fairfield Park Nursing Home.
- ✓ **Area B does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area B can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area B provides for a phased progression of urban development.** Area B is located adjacent to an established subdivision, and provides a connection to the existing transportation network.

Area A

- ✓ **Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~15 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The Growth Servicing study identifies the need for additional upgrades to service this area including: a future gravity and/or trunk sewers and a new sanitary pumping station. The Study also identifies the potential for downstream capacity impacts when considering the potential future needs in the designated employment area. For water servicing, there is sufficient capacity, with potential connections to a trunk main on Dufferin Ave and watermain on Baseline Road. Servicing and appropriate phasing for these areas should be confirmed through ongoing Water/Wastewater Master Plan. Municipal drains are located within the Area, which could require re-alignment depending on how development occurs. The Area can connect to Dufferin Ave/Highway 40 and Bruinsma Ave.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area A is located in close proximity to St. Elizabeth Catholic School, A. A. Wright Public School, Bruinsma Park, Service Ontario, Wallaceburg Christian Reformed Church, and Fairfield Park Nursing Home.
- ✓ **Area A does not comprise specialty crop areas.**
- ✓ **Area A includes some Minimum Distance Separation encroachment from an inactive livestock facility on the north side of the river.** The Agricultural Impact Assessment identifies a number of mitigation measures including a condition of approval for lot severance.
- ✓ **Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area A provides for a phased progression of urban development.** This area represents a logical extension of an existing subdivision, providing a contiguous connection to existing urban development.

Preliminary Preferred Residential Supply Reallocation

- Preferred Residential Supply Reallocation
- Proposed Urban Reserve

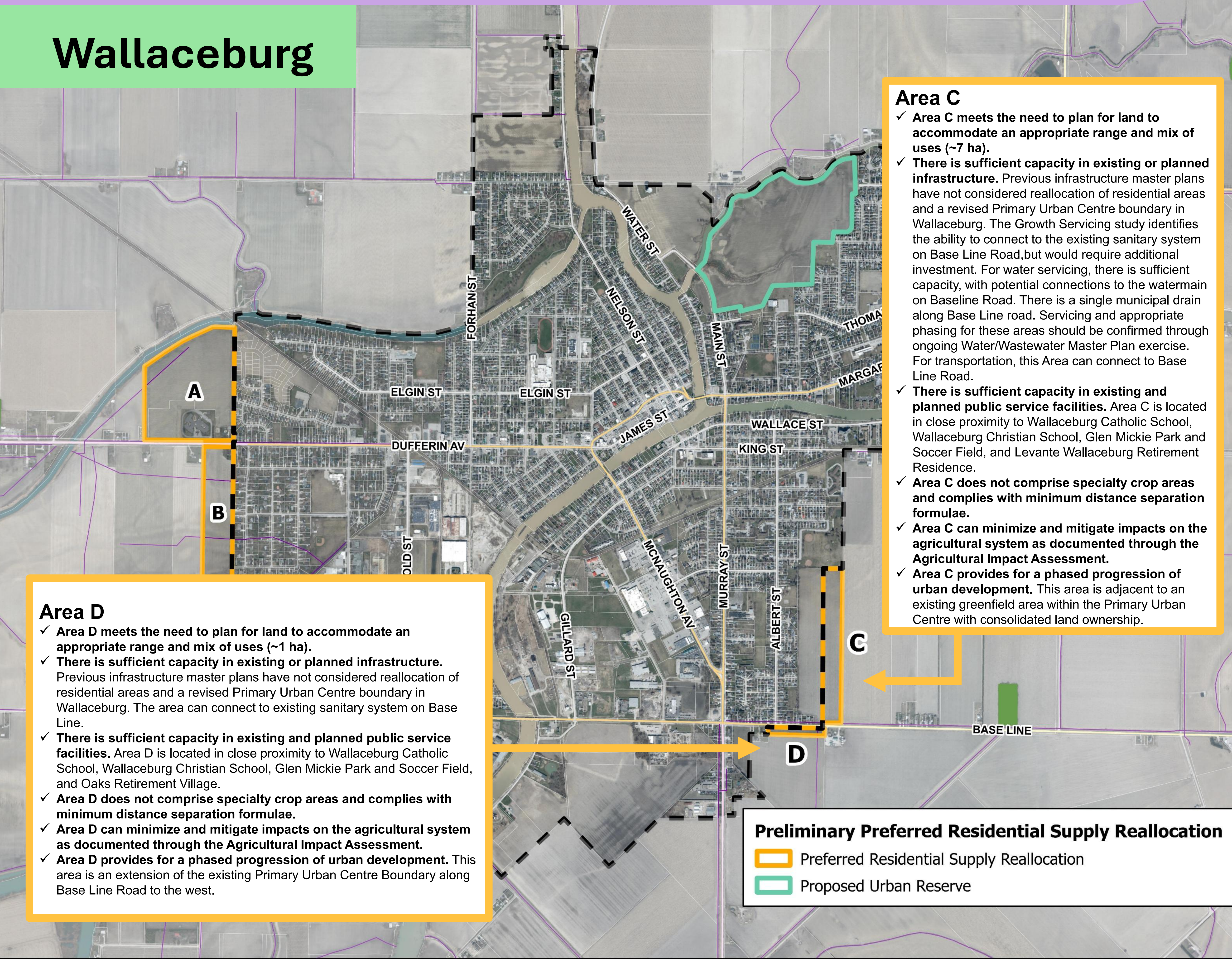
Wallaceburg Land Need	
Residential (Reallocation)	32 ha (79 acres)

Preliminary Preferred Areas

Share with us

Use a sticky note to tell us what you think about the Preliminary Preferred Areas for Wallaceburg.

Wallaceburg



Area D

- ✓ **Area D meets the need to plan for land to accommodate an appropriate range and mix of uses (~1 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The area can connect to existing sanitary system on Base Line.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area D is located in close proximity to Wallaceburg Catholic School, Wallaceburg Christian School, Glen Mickie Park and Soccer Field, and Oaks Retirement Village.
- ✓ **Area D does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area D can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area D provides for a phased progression of urban development.** This area is an extension of the existing Primary Urban Centre Boundary along Base Line Road to the west.

Area C

- ✓ **Area C meets the need to plan for land to accommodate an appropriate range and mix of uses (~7 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The Growth Servicing study identifies the ability to connect to the existing sanitary system on Base Line Road, but would require additional investment. For water servicing, there is sufficient capacity, with potential connections to the watermain on Baseline Road. There is a single municipal drain along Base Line road. Servicing and appropriate phasing for these areas should be confirmed through ongoing Water/Wastewater Master Plan exercise. For transportation, this Area can connect to Base Line Road.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area C is located in close proximity to Wallaceburg Catholic School, Wallaceburg Christian School, Glen Mickie Park and Soccer Field, and Levante Wallaceburg Retirement Residence.
- ✓ **Area C does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area C can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area C provides for a phased progression of urban development.** This area is adjacent to an existing greenfield area within the Primary Urban Centre with consolidated land ownership.

Preliminary Preferred Residential Supply Reallocation

- Preferred Residential Supply Reallocation
- Proposed Urban Reserve

Wallaceburg Land Need	
Residential (Reallocation)	32 ha (79 acres)

Policy Directions



Overall Growth Management

- 1. Update the planning horizons and growth projections in the Official Plan.** The planning horizon should be changed from 2031 to 2051. Update Section 2.3.3 to reflect a projected population of 122,200 by 2051, representing an increase of 15,100 people. Update employment forecasts to 46,190 jobs by 2051 (5,100 new jobs). Revise the 20-year housing target in Section 2.3.4.2.1 to reflect the need for approximately 8,290 new households by 2051.
- 2. Identify Southwest Chatham Servicing Study Area in the Official Plan as a policy area to direct future growth and comprehensive planning.** The policy should indicate that the lands within the policy area including outside of the Primary Urban Centre Boundary are the planned locations for additional future land need that may be identified through updates to the population and employment forecasts and land needs assessment. The policy should also identify these lands as an area where secondary planning should be undertaken to comprehensively consider land uses, land use compatibility, recreation, road networks and impacts on the agricultural systems, and infrastructure.
- 3. Introduce policies in the Official Plan as they relate to growth management planning and third-party boundary expansion application.** This policy should identify that the Official Plan goes to the 2051 planning horizon and that additional land need beyond what has been included in the Official Plan as it relates to the boundaries of the Primary Urban Centres for Wallaceburg, Chatham, and Tilbury and the strategic Southwest Chatham policy area are not anticipated. It should include a notwithstanding policy that acknowledges that applications can still come forward and include a framework similar to the municipal process for considering boundary expansion.
- 4. Update applicable intensification policies as a key component of overall growth management and minimizing impact on agricultural systems.** Update policy 2.3.4.2.2 to encourage a long-term housing mix target of 62% low-density, 15% medium-density, and 23% high-density (apartments). Maintain or increase the target of 10% intensification within the built-up portions of Primary and Secondary Urban Centres.

Phasing

- 5. Introduce phasing policies for Chatham.** The policy should indicate that existing greenfield land in Chatham is priority for growth as it relates to infrastructure investment. The policy should also indicate that phasing for the new expansion areas will be confirmed through future master plans such as the ongoing Water/Wastewater Master Plan.

Share with us

Use a sticky note to tell us what you think about the policy directions.

Policy Directions

Share with us

Use a sticky note to tell us what you think about the policy directions.



Residential & Employment Areas

6. **Implement Settlement Area Boundary Expansion for Tilbury.** Update OP schedules to reflect the preferred adjustments to the Primary Urban Centre Boundary. Policy may include the recognition of the need for the planned stormwater management pond in this area. Area A is proposed to be designated as Residential.
7. **Implement Settlement Area Boundary Expansion for Wallaceburg.** Update the OP schedules to reflect the preferred adjustments to the Primary Urban Centre and add the identified lands to Urban Reserve. Area A should have special policy direction to ensure that the encroachment from inactive livestock operation MDS can be addressed at the development phase, controlled through the Zoning By-law. Area A to D is proposed to be designated as Residential.
8. **Implement Settlement Area Boundary Expansion for Chatham.** Update OP Schedules to reflect preferred adjustments to the Primary Urban Centre boundary and the following policy measures:
 - Area A to F is proposed to be designated as Residential.
 - Area A is proposed to have policy direction to require a higher density residential built form as well as a portion of the area fronting onto St. Clair Ave for commercial use.
 - Area C is proposed to have policies that indicate that development cannot occur until such time that a Special Policy Area for flood prone areas can be applied.
 - Area D is proposed to have policies requiring the preservation of existing recreational uses on the site and that that development cannot occur until a Special Policy Area for flood prone areas can be applied.
 - Area F is proposed to have a policy requiring that as a condition of approval for lot severance that potential livestock facilities resulting in an MDS encroachment are required to be confirmed as decommissioned. This should have a policy that indicates that development cannot occur until a Special Policy Area for flood prone areas can be applied.
 - Area E and G is proposed to require detailed land use confirmed through secondary planning. Secondary planning for this geography should also include considerations of the impact of the agricultural systems including for transportation connections.
 - Area G is proposed to be designated as Future Employment Area with a policy indicating the need for secondary planning and a regional commercial hub at Bloomfield Road and Sixth Line. Area G should have a site-specific policy over the identified MDS encroachment that states that the Municipality will require appropriate studies and area-specific planning to be undertaken to manage the potential nuisance impacts from the active livestock operations and that a Zoning By-law holding provision will apply.

Thank you for participating!

For any inquiries, please visit the project website or contact the project team.

letstalkchatham-kent.ca/growth-plan



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Complete the Online Survey!

Visit the project website to complete the online survey to share additional feedback on the preliminary preferred areas for Chatham-Kent.

Available from March 10 to March 30, 2026.



Appendix B

Strategic Employment Land MCR Addendum



Municipality of Chatham-Kent Official Plan - Growth Management Amendment

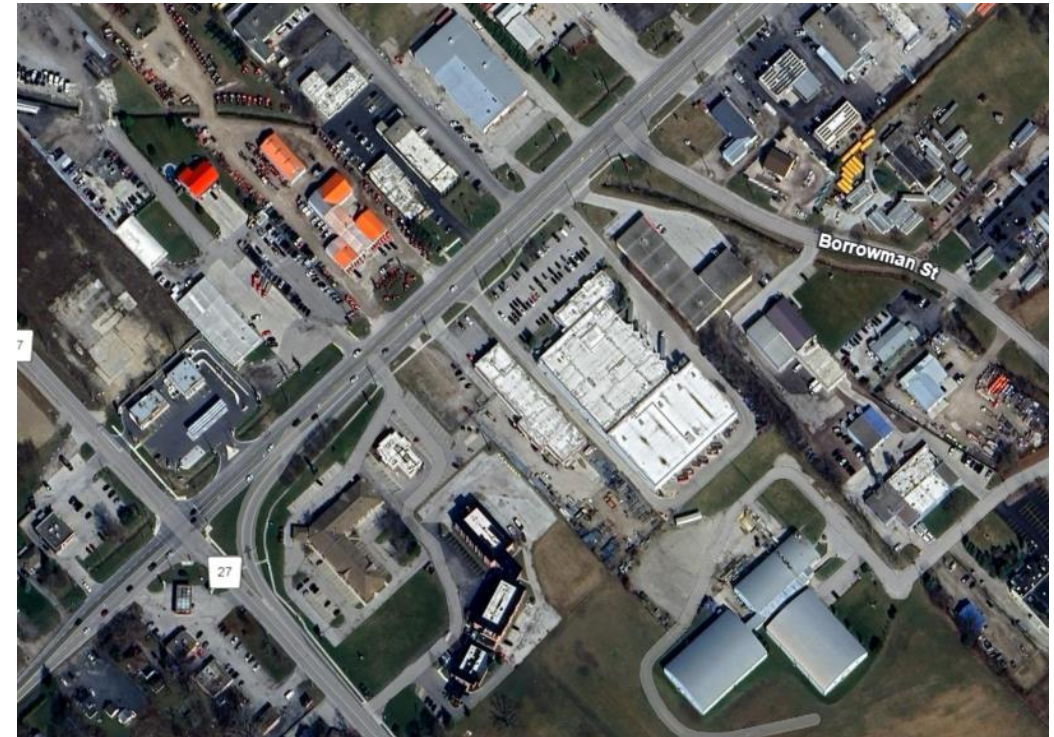
Stakeholder Meeting Input
February 2025

Overview of Municipality of Chatham-Kent Employment Growth Forecast and Employment Area Land Needs

What are Employment Areas?



- Employment lands typically include a broad range of designated lands, including light, medium, and heavy employment lands, business parks, and rural employment lands.
- Accommodate primarily “export-based” employment, including a wide range of industrial uses, as well as specific service, ancillary / accessory uses, which generally support the industrial/business function of the Employment Areas.



Why are Employment Areas Important to Chatham-Kent ?

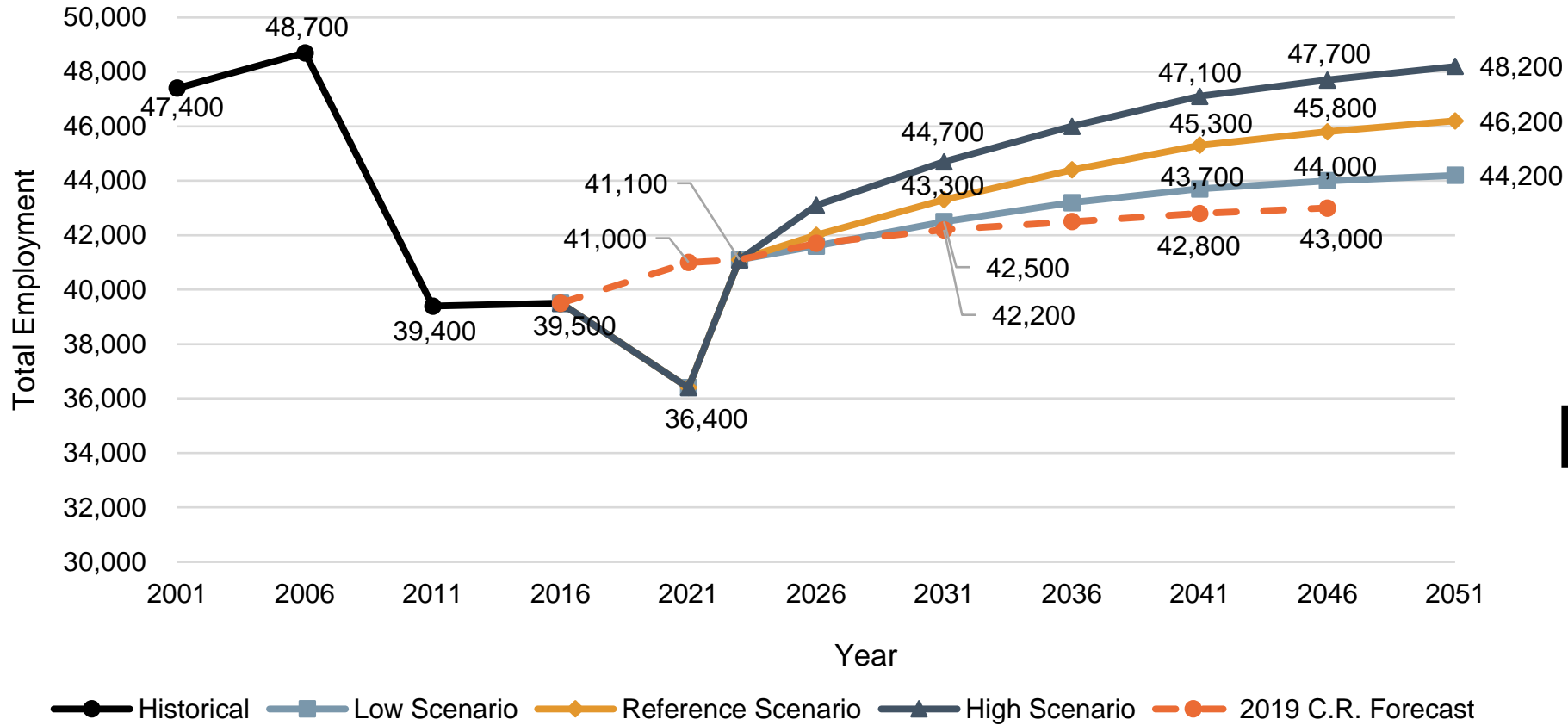


- Employment Area lands form a vital component of the Chatham Kent's land-use structure and are an integral part of the local economic development potential of the Municipality and broader regional economy.
- Enable better position to build more balanced, complete, and competitive communities.
- Add to the community's tax base.
- Home to many of the Municipality's large and small employers.
- In contrast to other urban land uses, Employment Areas provide the opportunity to accommodate "export-based" employment sectors that cannot be easily accommodated in other areas of the Municipality.

Chatham-Kent Forecast Employment Scenarios, 2023 to 2051



2023 to 2051 Annual Growth Rates



Low Scenario:
0.32%

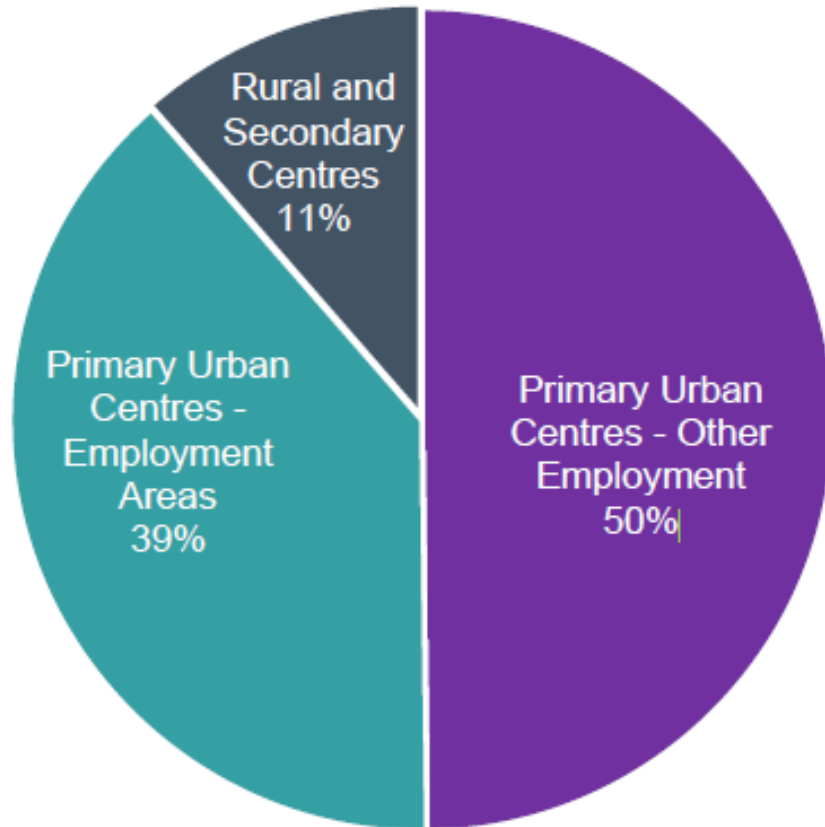
Reference Scenario:
0.45%

High Scenario:
0.57%

Source: Forecast by Watson & Associates Economists Ltd.

Note: Total employment includes usual place of work and work at home employment. No fixed place of work is not included.

Forecast Employment within Employment Areas (2023 – 2048)



- Employment Areas are anticipated to accommodate approximately 2,000 jobs, i.e., 39% of the Municipality’s employment growth between 2023 – 2048
- Established and emerging industrial sectors include:
 - Advanced Manufacturing / Clean Technology Manufacturing
 - Circular Economy and Resource Recovery
 - Food Manufacturing
 - Precision Machining
 - Goods Movement

Employment Land Needs, 2023 to 2048 (as identified in the 2023 Comprehensive Review Update)



Employment
Area
Land Shortfall –
Chatham



Employment
Area
Land Shortfall -
Dresden



**Minimum
Employment Area
Land Need (2023 –
2048) of 64 Gross Ha**

Leveraging the Highway 401 Corridor in Planning for Employment Areas in Chatham Kent

Importance of Highway 401 / 400-Series Highway Corridors in Planning for Employment Areas



Growing
Transportation &
Logistics Sector

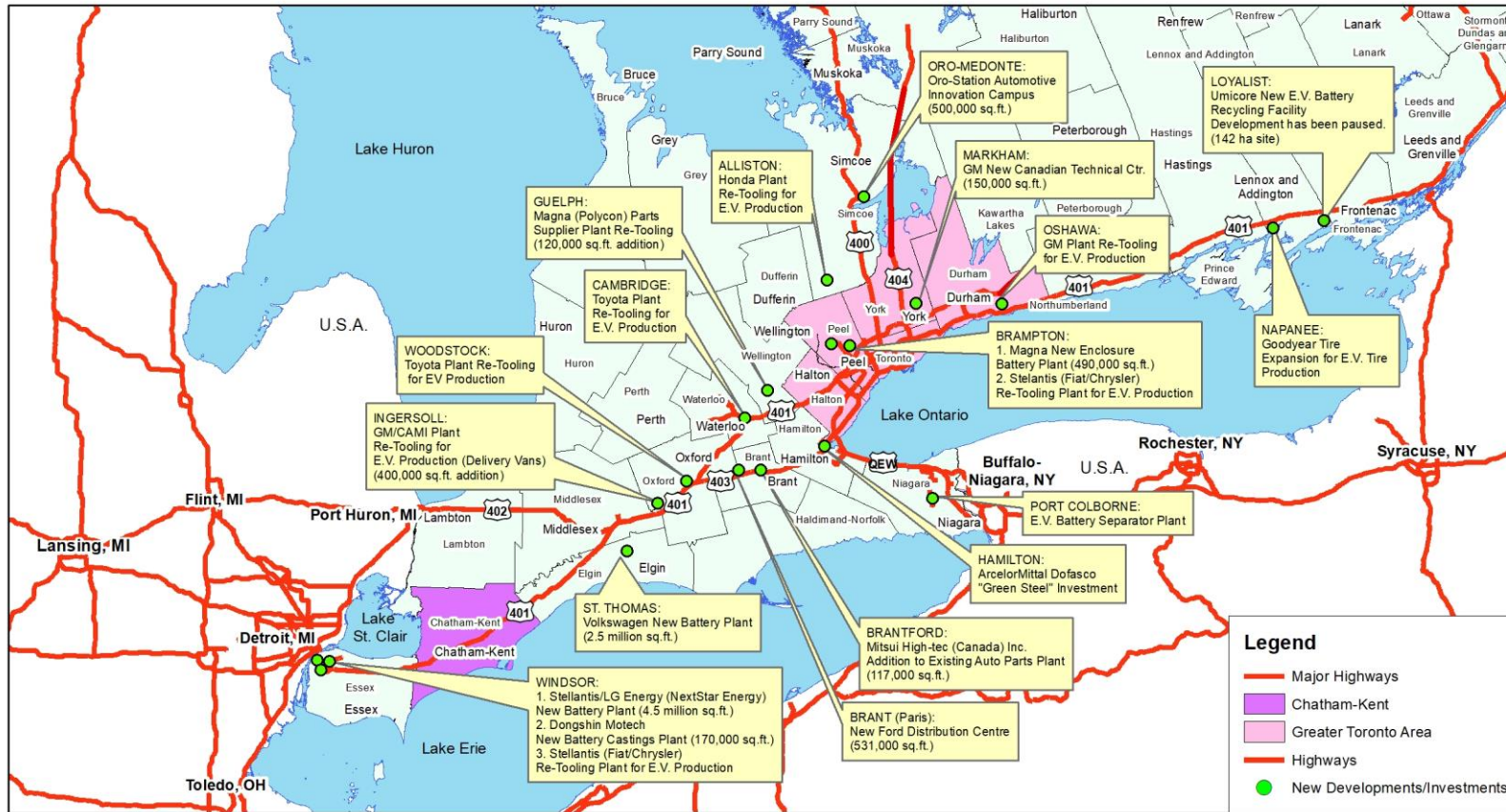
New Opportunities
to Support Green
Economy



Transitioning
Automotive Sector

- Municipalities along Ontario's Hwy. 401 / 400 Series Hwy. Corridors are competing by providing:
 - Opportunities to build upon synergies of local industries and broader regional employment sector opportunities;
 - Offering Employment Areas with a range of site selection options including good highway connectivity and exposure;
 - Providing “shovel-ready” sites for short-term growth opportunities; and
 - Strategically planning for the long-term by providing designated Employment Area lands for future development.
- Industrial employment growth creates competition amongst businesses within the regional market for skilled labour.
- This emphasizes the importance of providing sufficient local housing opportunities to accommodate the growing labour force.

Importance of Highway 401 / 400-Series Highway Corridors in Planning for Employment Areas



75 37.5 0 75 Kilometres

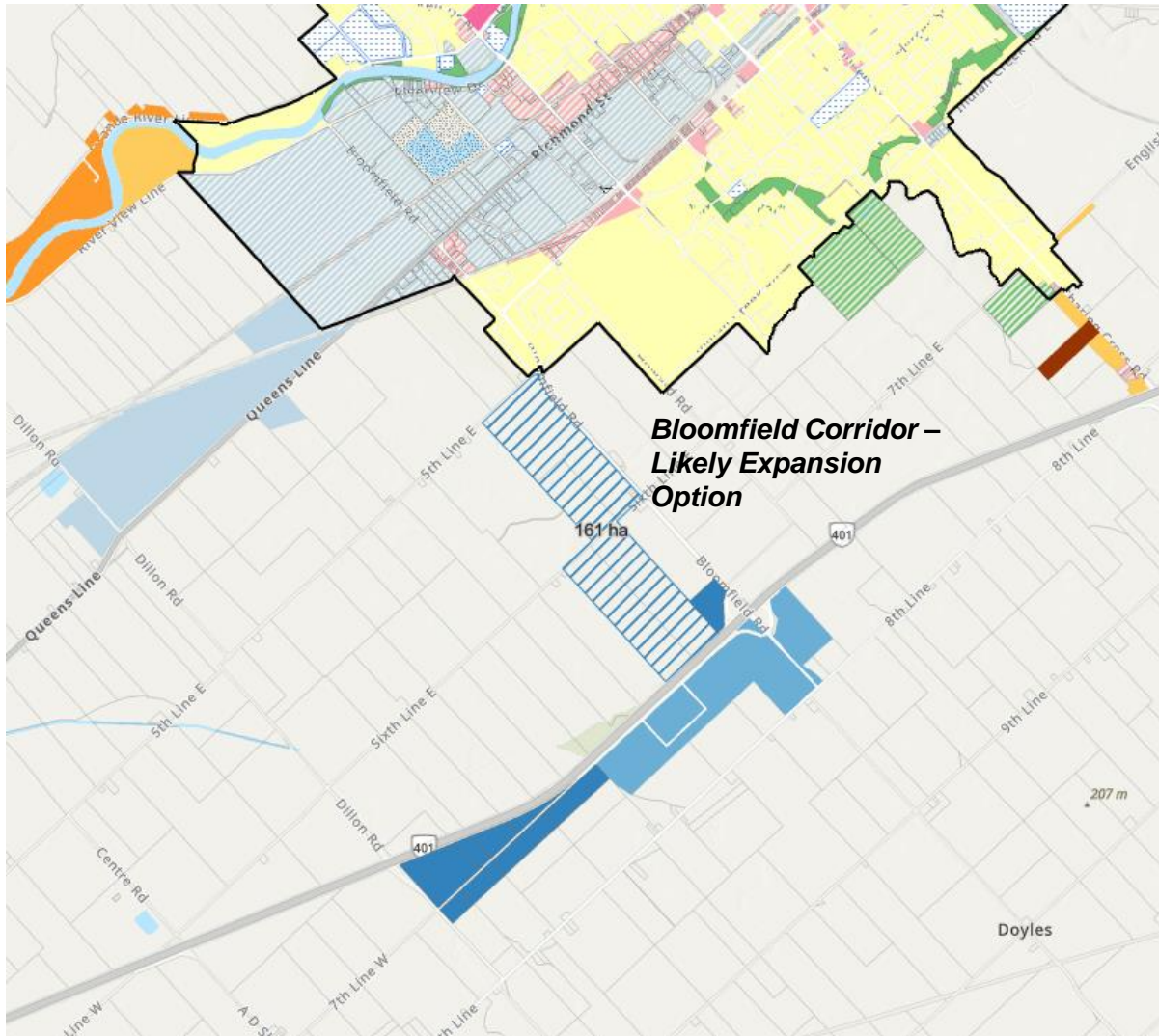


Watson & Associates
ECONOMISTS LTD.

- Chatham-Kent's strategic location provides direct access to major employment markets in North America via the Highway 401 corridor.
- Most new developments and investments in Ontario's automotive cluster are being planned in proximity to 400-Series Highways.
- The Municipality's location also provides opportunities to compete within the Province's growing manufacturing, transportation and logistics and utilities sectors.

Employment Area Site Selection Considerations

Planning Considerations for Locating New Employment Areas



- Ability to accommodate long-term land need
- Presence of large sites to accommodate a range of industrial uses
- Connectivity and unencumbered access to 401 Highway
- Well buffered from sensitive uses (e.g., residential and commercial / institutional)
- Building on existing synergies (e.g. connectivity and proximity to existing Employment Areas)
- Strategic phasing: planning for short-term (i.e., shovel-ready lands)

Site Selection Factors Related to Industrial Uses



Highway Access

- Access and exposure/visibility to controlled access highways or major arterial roadways is important for the success of industrial areas.



Location

- Must provide efficient and effective vehicular access and circulation, particularly for heavy truck traffic, with a minimum two access points to enter and exit.

Site Selection Factors Related to Industrial Uses and Considerations for Over Designating Employment Lands



Market Choice

- Parcel size and configuration need to be conducive for a wide range of industrial land uses, especially for land-extensive uses such as wholesale trade, transportation, and manufacturing.
- The Employment Areas in the Chatham Urban Centre are approaching buildout and do not offer a competitive supply of large vacant parcels. Designating a larger Employment Area will provide a range of parcel sizes.

Site Selection Factors Related to Industrial Uses and Considerations for Over Designating Employment Lands



Critical Mass

- Size is vital to ensure a wide selection of land options.
- Based on a review of Employment Areas in southwestern Ontario, larger Employment Areas which offer sufficient size to accommodate a diverse range of industrial uses are typically in the range of 200 ha (494 acres) at a minimum.

Additional Planning Considerations for Over Designating Employment Areas

Planning for Employment Areas



Key Considerations for Over Designating Employment Area Lands

Land Vacancy Factor

- Long-term land vacancy is a common characteristic that is experienced in industrial areas throughout the Municipality of Chatham-Kent, as well as other industrial areas across Ontario and beyond. The adjustment for long-term land vacancy represents sites that are unlikely to develop over the long term due to various factors including:
 - Parcels have become landlocked or difficult to access, with poor road visibility;
 - Parcels are held off the market for speculative reasons, such as selective marketing, expansion of an adjacent site, long-term land banking or proposed conversion to non-employment uses;
 - Parcels are expensive to service;
 - Sites are inefficient in size/shape; and
 - Sites have physical constraints or potential land-use conflicts.
- The Chatham-Kent Comprehensive Review report indicates a long-term vacancy rate of 20% for the Employment Areas. Actual land vacancy may be higher subject to local constraints on vacant Employment Area sites within the Municipality.

Planning for Employment Areas



Key Considerations for Over Designating Employment Area Lands

- **Market Contingency**
 - A market contingency factor refers to a buffer or adjustment factor used to account for uncertainty or variability in the market conditions that may affect land demand.
 - As part of the Chatham-Kent Comprehensive Review, a 35% market contingency factor was utilized. This factor was used to ensure that the Municipality has the flexibility to accommodate potentially higher levels of forecast industrial land demand in its Employment Areas over the long-term planning horizon.
 - In order to provide for greater flexibility and to accommodate a more diverse range of industrial uses, a higher market contingency can be utilized.

Planning for Employment Areas



Key Considerations for Over Designating Employment Area Lands

- **Planning Beyond 25-Year Minimum Requirement**
 - Based on a 25-year land need, Chatham-Kent requires 64 ha of additional Employment Area lands. Section 2.1.3 of the P.P.S., 2024 allows municipalities to plan beyond a 30-year planning horizon.
- **Employment Area Removals**
 - Under Planning Act and the P.P.S. 2024, institutional and commercial uses, including retail and office not associated with the primary employment function industrial operations are no longer defined as uses associated with Employment Areas.
 - Updating Chatham-Kent's Employment Areas under this revised definition may result in the removal of some occupied / vacant designated lands within Employment Areas, which may reduce the Municipality's Employment Area land inventory.
 - It also requires Chatham-Kent to consider designating lands for commercial and institutional uses which would have traditionally been accommodated in Employment Areas.

Planning for Employment Areas

Key Considerations for Over Designating Employment Area Lands - Updated Provincial Planning Policy Framework (Planning Act & P.P.S. 2024)



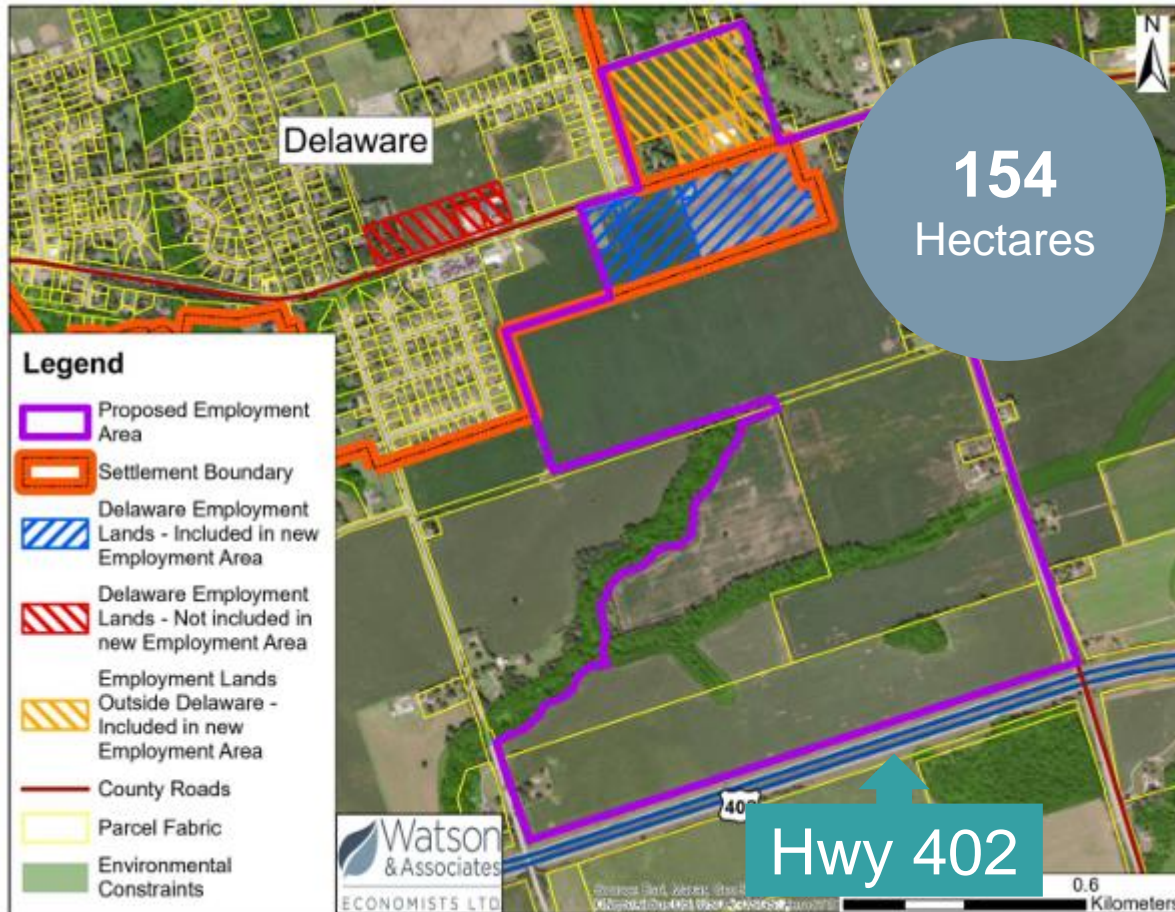
- Planning for Complete Communities
 - Complete Communities is an important City building concept that has been emphasized in the Provincial planning context. Complete Communities can be achieved by accommodating an appropriate range and mix of land uses, that provide opportunities to live, shop and work in the same community.
 - To promote complete communities, sufficient Employment Areas should be planned for alongside residential lands to maintain a healthy balance between jobs and residents.

Examples of Existing and Planned Employment Areas in Southern Ontario

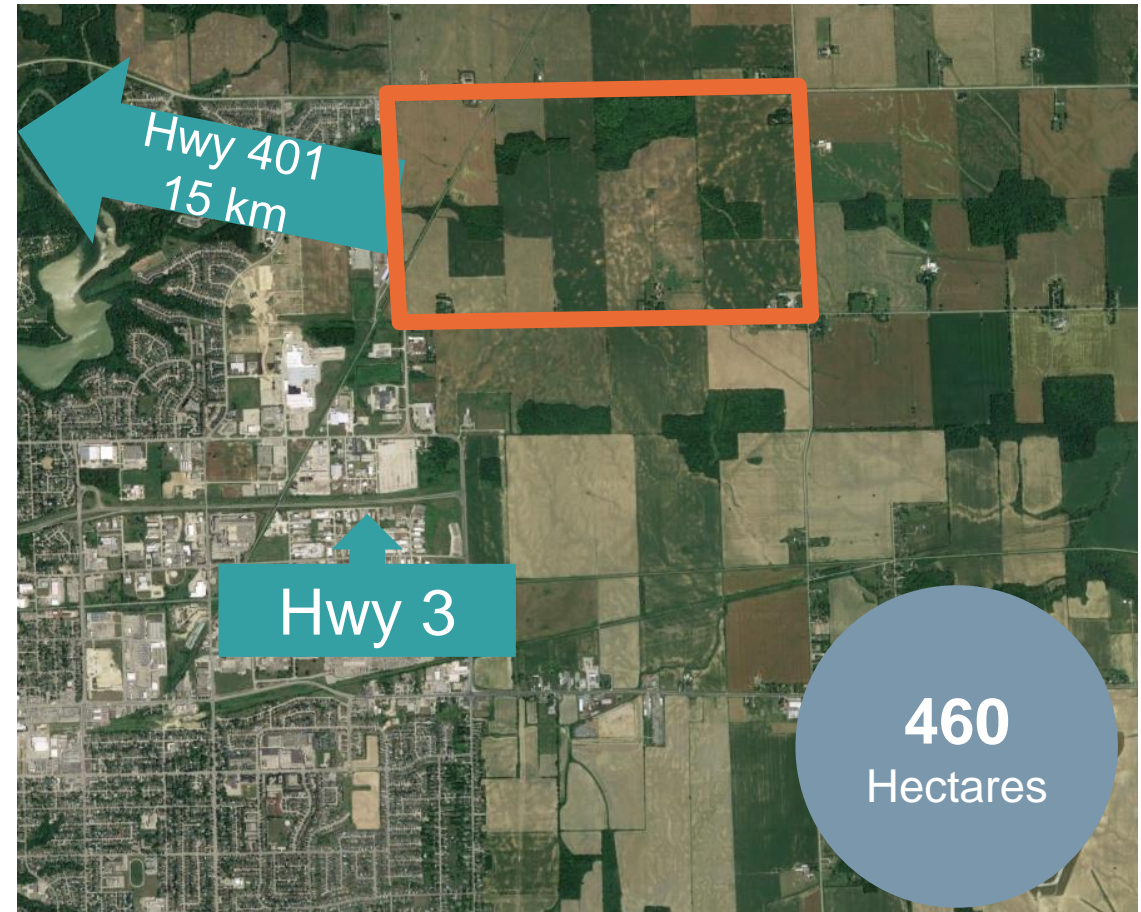
Examples of Existing and Planned Employment Areas in Southern Ontario



Proposed Delaware Employment Area Middlesex Centre



Employment Area St. Thomas (Including E.V. Battery Plant covering 150 ha)



Examples of Existing and Planned Employment Areas in Southern Ontario



Paris/Highway 403 Employment Area (County of Brant)



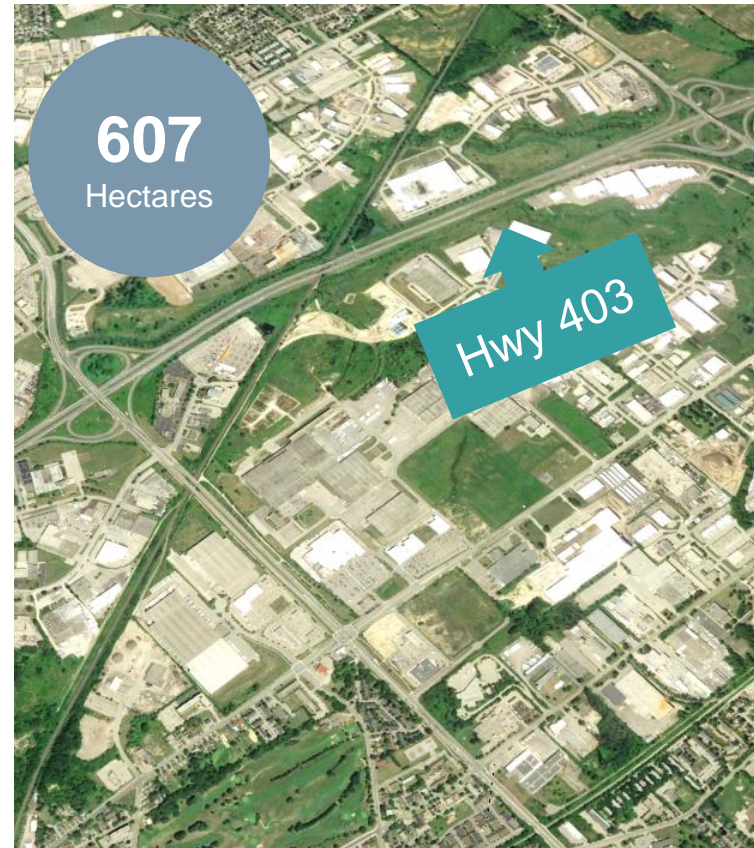
Examples of Existing and Planned Employment Areas in Southern Ontario



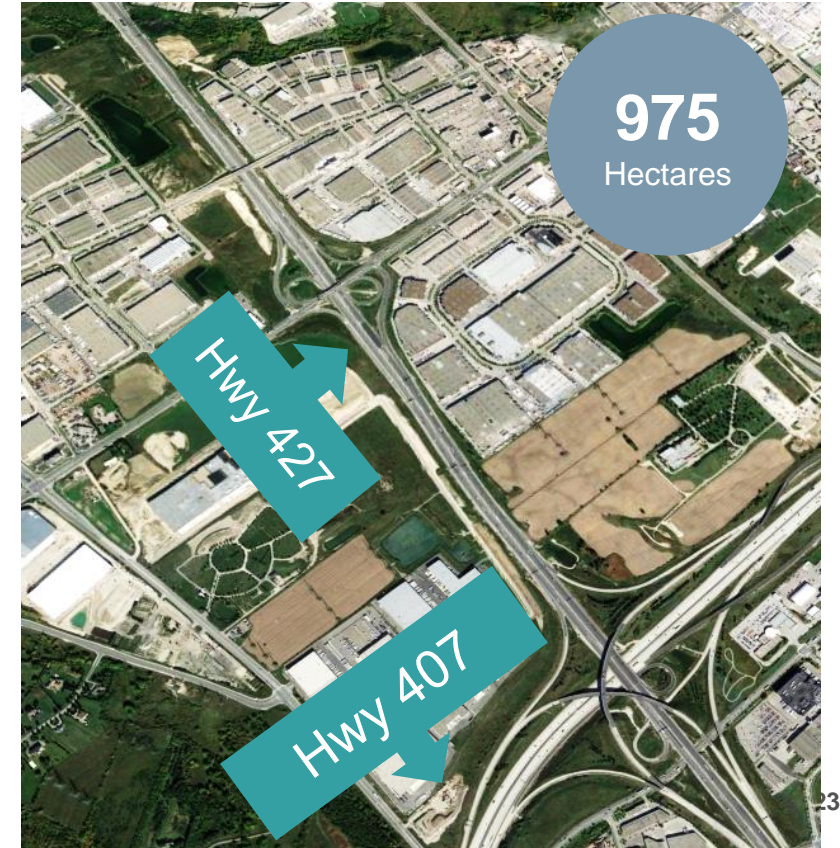
**East Woodstock
Secondary Plan
Woodstock**



**Branedia Business Park
Brantford**



**West Vaughan
Employment Lands
Vaughan**



Appendix

Planning for Employment Areas – Critical Mass



Employment Area	Municipality	Total Gross Developable, ha	Key Goods Movement Attributes	Distance to 400- Series Highway Interchange
Chatham - East Employment Area (Park Ave. and Sass Rd.)	Chatham-Kent	102	Arterial Road	8 KM
Chatham - West Employment Area (Richmond St. and Keil Dr.)	Chatham-Kent	146	Arterial Road	5 KM
Chatham - Bloomfield Business Park	Chatham-Kent	105	Highway 401 Interchange	< 1 KM
Tilbury - Tilbury Employment Area (Mill St. W.)	Chatham-Kent	143	Arterial Road	1 KM
Tilbury - Tilbury Employment Area (Queen St. N. & Industrial Rd./N. of Hwy. 401)	Chatham-Kent	223	Arterial Road	5 KM
Paris - Brant 403 Business Park	Brant	204	Highway 403 Interchange	< 1 KM
Paris - Southeast Employment Area	Brant	292	Arterial Road	5 KM
St. Thomas - Industrial Area (East) - North of Highway 3	St. Thomas	247	Rail, Highway 3	13 KM
St. Thomas - Industrial Area (East) - South of Highway 3	St. Thomas	216	Rail, Highway 3	13 KM
Lakeshore - Patillo Road Industrial Park (south of Advance Rd.)	Lakeshore (Essex)	166	Arterial Road	9 KM
Sarnia - Bluewater Energy Park	Sarnia	109	Rail, deep water dock facility	12 KM
St. Clair - St. Clair Industrial Park	St. Clair (Lambton)	81	Rail, Highway 40	19 KM
Strathroy - Molnar Industrial Park	Strathroy-Caradoc (Middlesex)	201	Highway 402 Interchange	< 1 KM
Woodstock - Woodstock Business Park	Woodstock (Oxford)	207	Highway 401 & Highway 403 Interchange	< 1 KM
Woodstock - Commerce Way/Pattullo Ridge Business Park	Woodstock (Oxford)	190	Highway 401 & Highway 403 Interchange	< 1 KM
Ingersoll - West Ingersoll Industrial Area/Samnah Business Park	Ingersoll (Oxford)	230	Highway 401 Interchange	< 1 KM
Tillsonburg - Forest Hill Industrial Park	Tillsonburg (Oxford)	150	Arterial Road	30 KM+
Tillsonburg - Van Norman Industrial Park	Tillsonburg (Oxford)	78	Highway 3	30 KM+
Average Size		172		



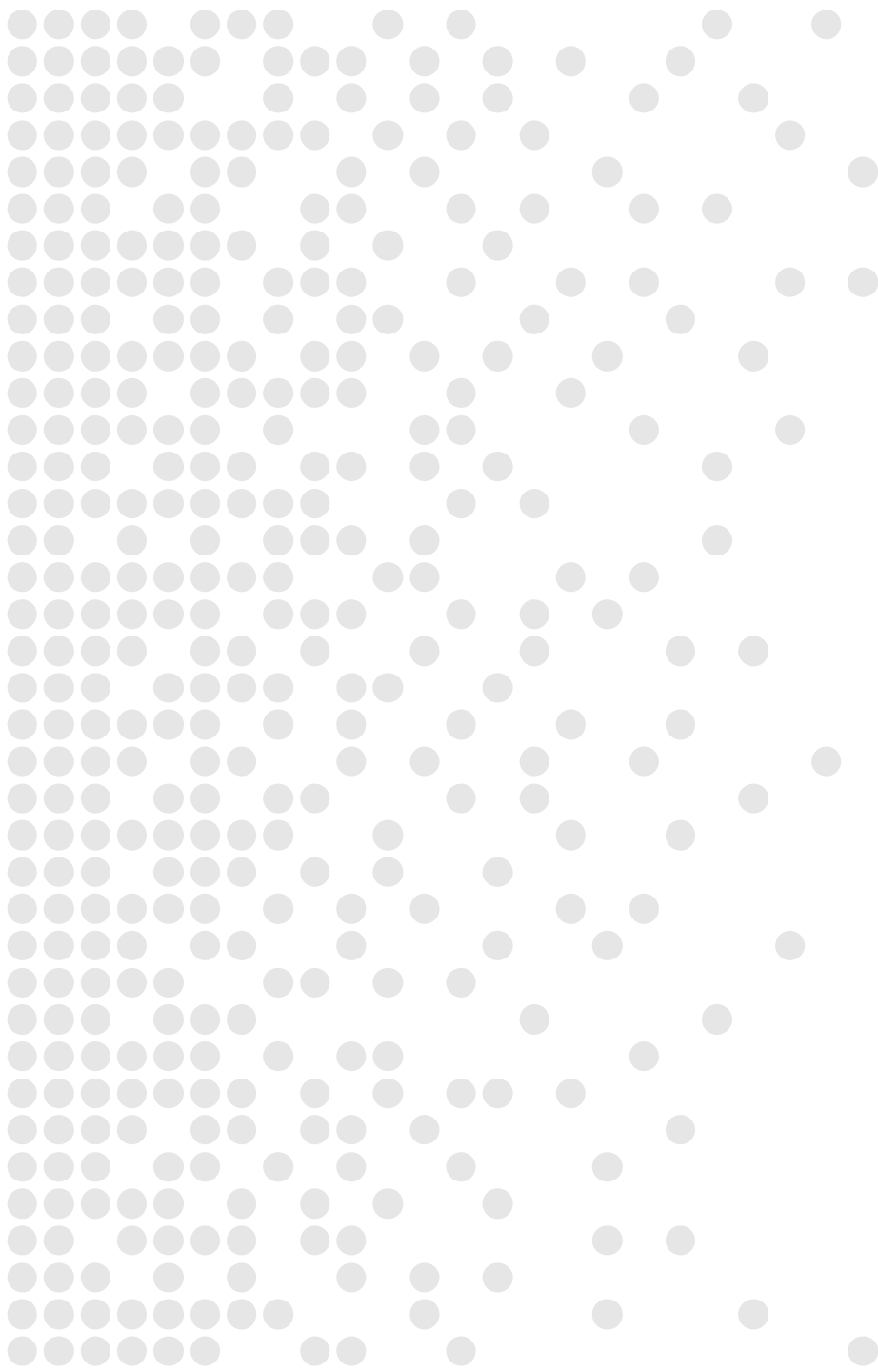
Appendix C

Commercial Analysis MCR Addendum



Municipality of Chatham-Kent Commercial Analysis Addendum Results

Commercial Assessment Overview
January 12, 2026



Introduction

Overview



Introduction

Background and Purpose

- Watson has prepared an addendum to the commercial analysis originally completed in 2023 as part of the Comprehensive Review (C.R.) Report. The purpose of this addendum is to provide deeper insights and refine the original findings.
- The 2023 C.R. Report, prepared by Watson, identified an additional commercial land need of approximately 6 hectares. However, this was a high-level assessment and did not include a detailed review of current land supply opportunities or an analysis of the specific types of commercial uses that would influence future demand.
- Specifically, this commercial addendum focuses on three key areas.

Introduction

Key Objectives



- 1. Marketability of Vacant Commercial Land:** A detailed review of the vacant commercial land supply was conducted to assess its ability to accommodate a diverse range of commercial uses. This analysis considers factors such as location, parcel size and configuration, and suitability for commercial uses.
- 2. Enhanced Commercial Demand Analysis:** A breakdown of anticipated commercial demand. This includes an evaluation of demand by key commercial categories, addressing both local-serving and regionally-oriented uses. The purpose of this breakdown is to provide the municipality with guidance in planning for commercial lands.
- 3. Commercial Land Requirements:** A summary of the additional land required to 2048, including a consideration of regional retail needs.

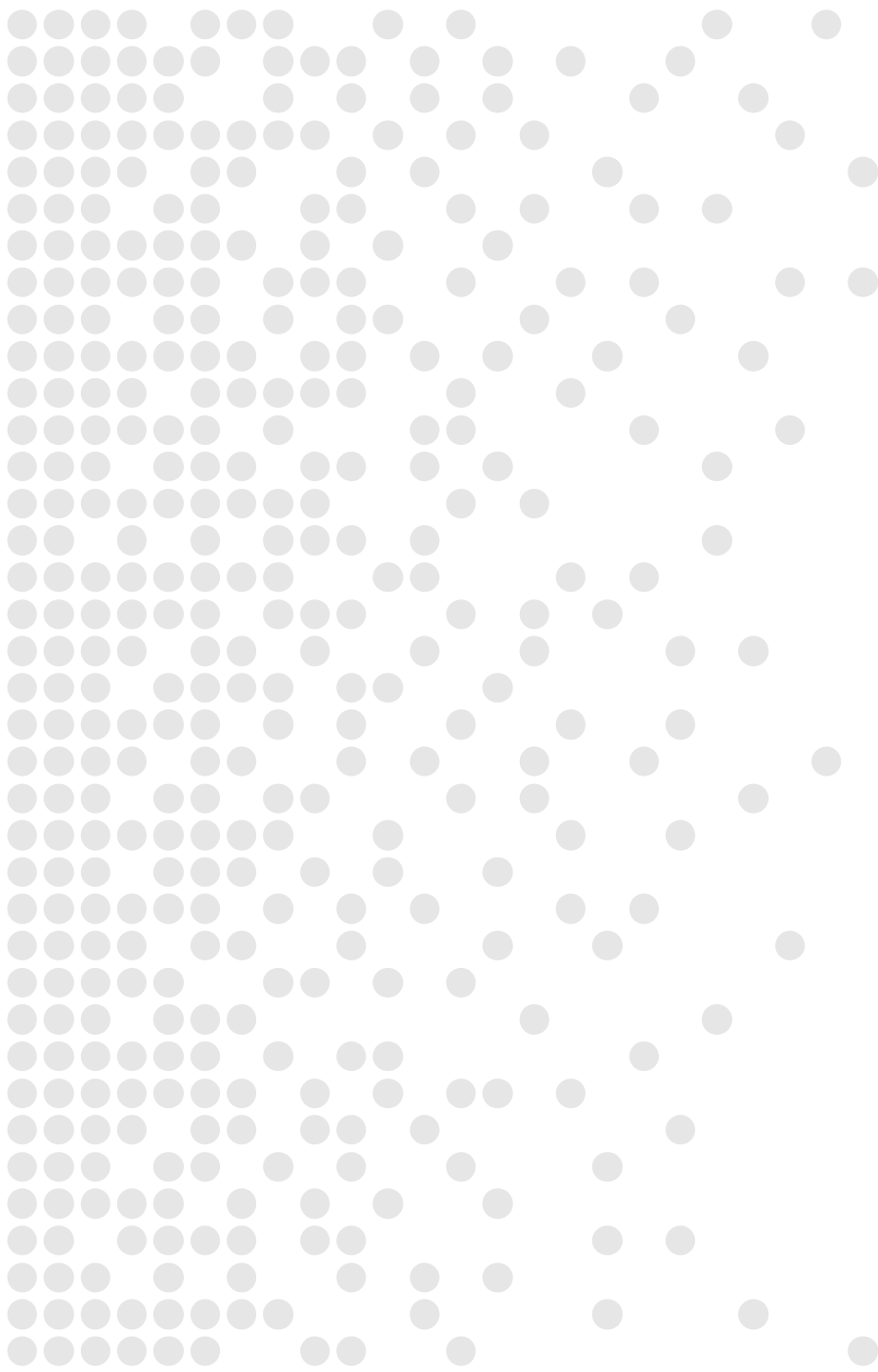
Chatham's Regional Trade Area

Overview

- The Municipality of Chatham-Kent generally defines the trade area that supports the retail base within the Chatham Urban Area.
- The regional retail node in Chatham's north end currently serves communities to the north and functions as the established hub for regional-serving retail.
- As growth continues in the south end of the Chatham Urban Area and communities to the south, there is a need to establish a second regional node to provide convenient access for residents in that area and maintain a balanced retail structure.



*Source: Statistics Canada.
Table 17-10-0152-01

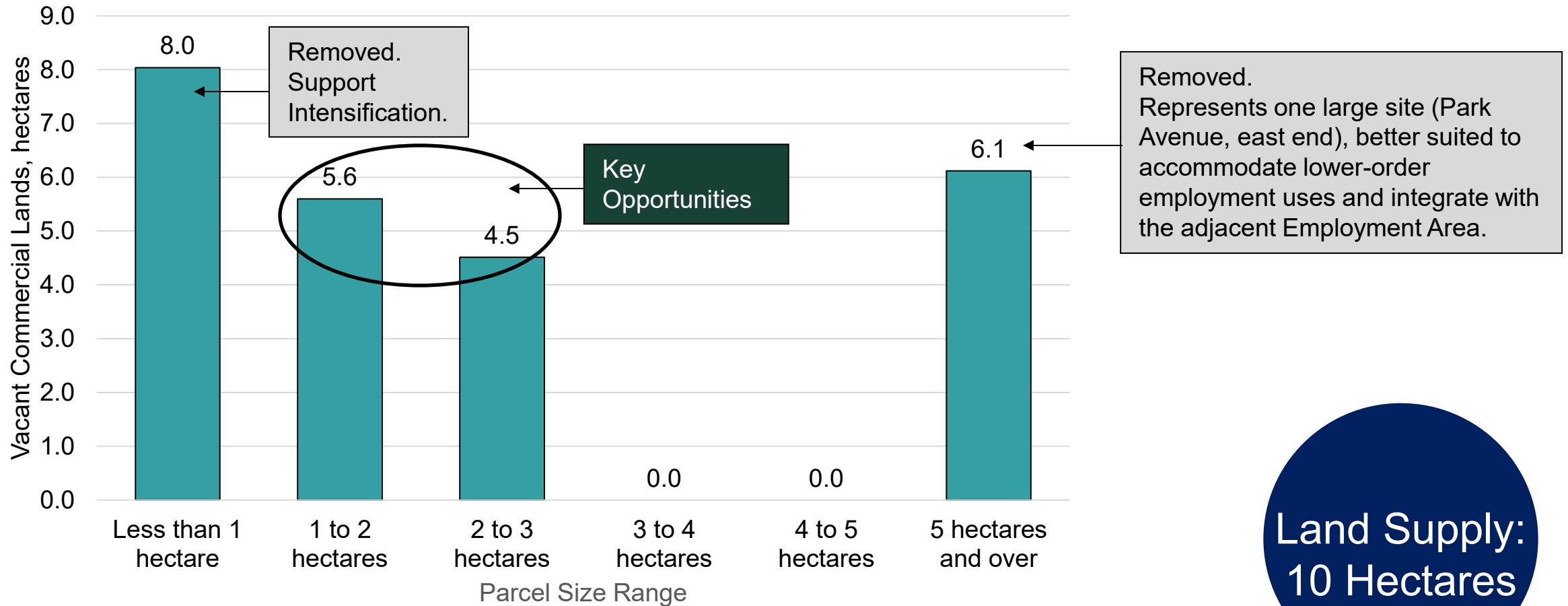


Commercial Land Supply Opportunities

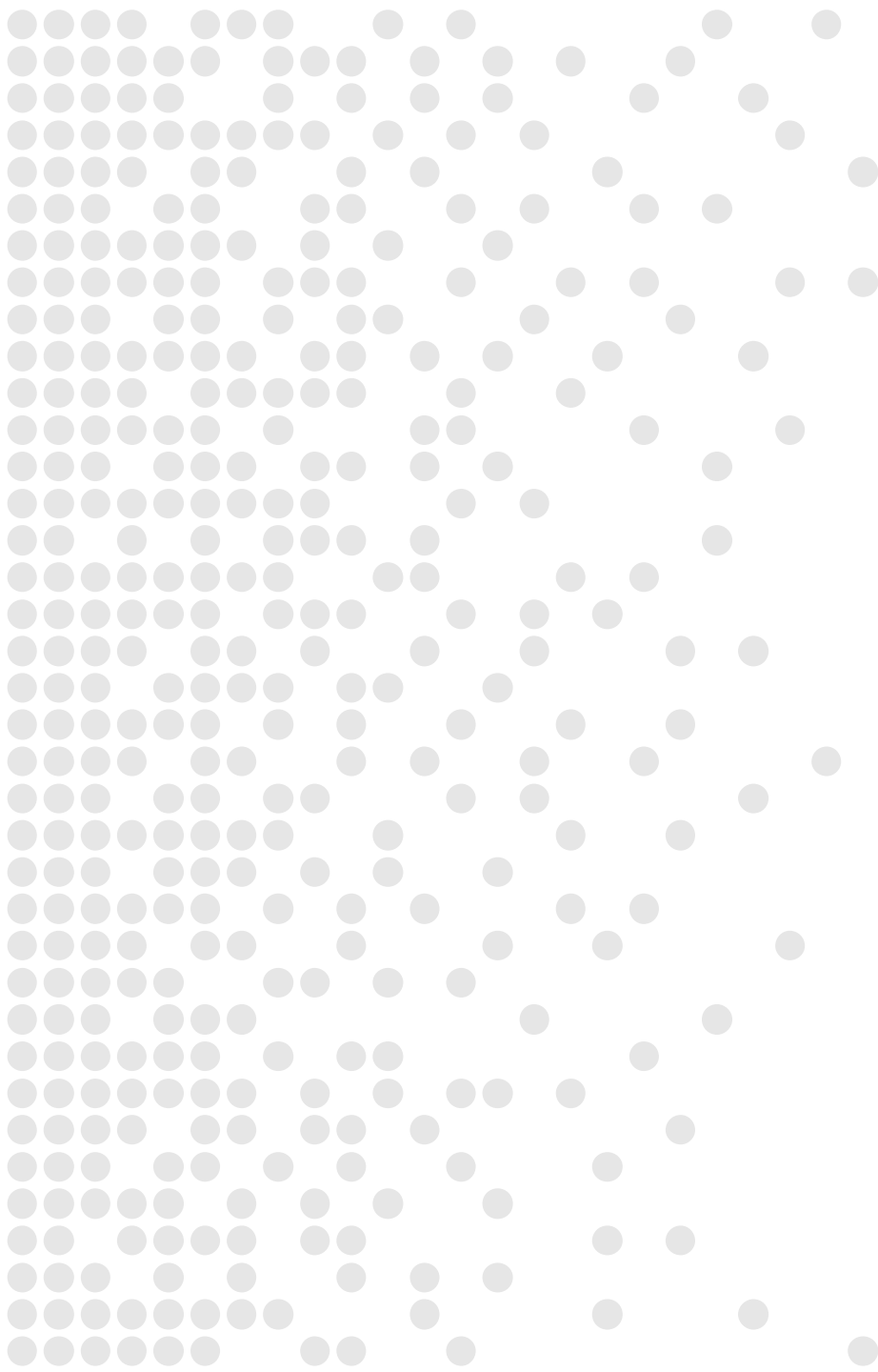
Overview

Commercial Land Opportunities

Vacant Commercial Land Supply Review



Source: Watson & Associates Economists Ltd., based on a review of land supply from the Municipality of Chatham-Kent and discussions with municipal staff.



Commercial Demand

Overview

Commercial Demand

Commercial Gross Floor Area Demand by Category, 2023 to 2048



Note: Non-Food Store/Regional Comparison Goods includes: Home Improvement, Apparel, General Merchandise, Furniture, Other Goods-based Retailers.
Source: Watson & Associates Economists Ltd.

Commercial Demand

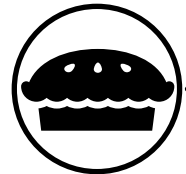
Commercial Demand to be Accommodated through Intensification



Medical/Health Care



Personal Services



Specialty Food Stores



Restaurants



Business Services

5% of Commercial
G.F.A. Demand to
be Accommodated
through
Intensification.

These uses
can be
accommodated
on small sites
(<1 ha).

Commercial Demand

Commercial Land Demand, 2023 to 2048



Note: Non-Food Store/Regional Comparison Goods includes: Home Improvement, Apparel, General Merchandise, Furniture, Other Goods-based Retailers.
Source: Watson & Associates Economists Ltd.



Additional Commercial Land Requirements

Overview

Additional Commercial Land Requirements

Commercial Land Requirements, 2023 to 2048



Commercial Land Needs	2023-2048
Total Commercial G.F.A.	697,000
Commercial G.F.A. Adjusted for Intensification	662,000
Building Coverage ^[1]	25%
Commercial Land Demand, hectares	25
Adjusted for Land Demand with Market Contingency (15%), hectares ^[2]	29
Marketable Vacant Land Supply, hectares	10
Shortfall, Additional Commercial Land Required, Net Developable Land Area, hectares	(18)
Shortfall, Additional Commercial Land Required, Gross Developable, hectares ^[3]	(22)

**Need:
18 Net hectares;
22 Gross
Developable
hectares**

Notes: G.F.A. used in this analysis is assumed to also be Gross Leasable Area (G.L.A.).

^[1] The assumption of 25% building coverage is based on typical development patterns observed for commercial and mixed-use sites. This ratio reflects the proportion of land occupied by building footprints relative to the total site area, allowing for adequate space for parking, landscaping, internal circulation, and other site functions. The 25% coverage standard provides a realistic benchmark for estimating land requirements while accommodating design flexibility and operational needs. It is essential to note that, over time, commercial sites may expand their building coverage through incremental additions. This often occurs as property owners seek to maximize site utilization by adding additional structures or expanding existing ones. A common example is the introduction of additional Commercial Retail Units within larger retail developments, which can gradually increase the overall building footprint.

^[2] A 15% market contingency has been incorporated into the commercial land needs analysis to ensure flexibility and accommodate unforeseen requirements. This contingency accounts for commercial uses that may not have been explicitly included in the initial analysis, such as hotels or other specialized developments. Additionally, it provides a buffer to recognize that site requirements can vary significantly based on factors like building design, parking needs, and operational considerations.

^[3] Gross land requirements are estimated by adding a 20% upward adjustment for internal road allowance to the 18-hectare net developable land area.

Source: Watson & Associates Economists Ltd., 2025.

Additional Commercial Land Requirements

Commercial Land Requirements, 2023 to 2048



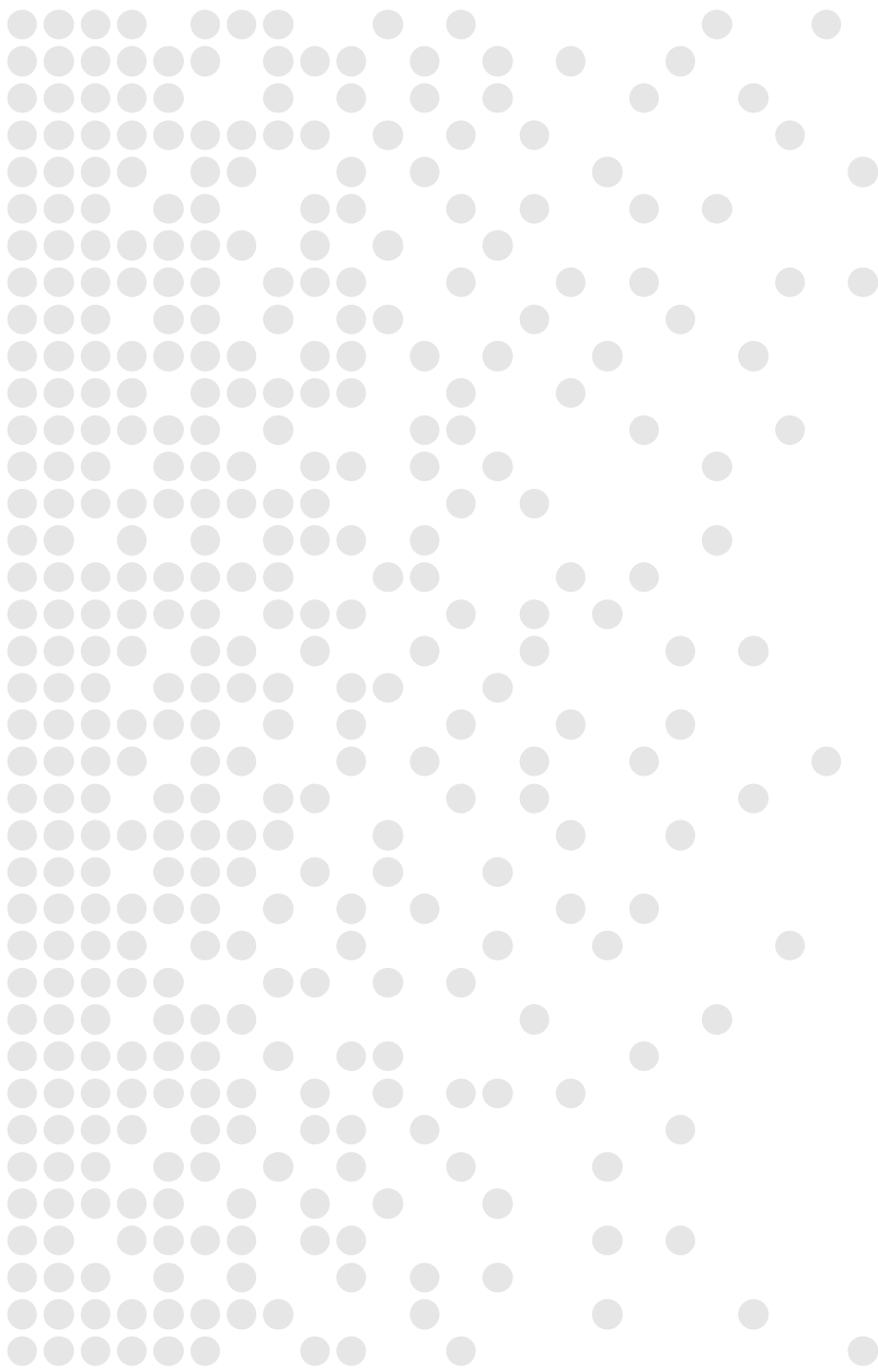
- **Additional Land Requirement:** The Municipality requires 22 hectares of designated commercial land to meet future demand.
- **Location Strategy:** The majority of these lands (at least 15 hectares) should be assembled within a new commercial node in the south end of the Chatham Urban Area, with proximity to Highway 401 connection. This location is strategically chosen to serve both the local population and the regional market in surrounding communities.
- **Commercial Uses:** A diverse mix of uses, including: food stores, personal services/health care stores, restaurants and hospitality, commercial services, entertainment and recreation and regional-serving retail.

Additional Commercial Land Requirements

Commercial Land Requirements, 2023 to 2048



- **Role of the South-End Node:** This new node will act as a key anchor for economic activity, supporting retail, service, and mixed-use development. It will complement the existing commercial structure by balancing growth between the north and south ends, recognizing that the north end already has an established node.
- **Benefits:**
 - Enhances accessibility for residents in the south end;
 - Creates opportunities for regional-serving commercial uses; and
 - Strengthens Chatham's position as a commercial hub in the broader regional area.



Other Considerations

Overview

Chatham's Commercial Structure

Key Considerations



- **Growth and Trade Area Dynamics:**
 - Given Chatham's expected size and growth, two regional commercial nodes are necessary to ensure balanced economic development and accessibility.
 - Chatham serves as a hub for surrounding communities, and its urban area is geographically spread, with residential growth occurring in both the north and south ends. While the north end already has an established commercial node, creating a second node in the south end will provide equitable access to major retail and services within Chatham.

Chatham's Commercial Structure

Key Considerations



- **Changes in Commercial Structure:** The transition of the Downtown Chatham Centre from a regional commercial node to a mixed-use development represents a significant shift in Chatham's retail landscape. Historically, the Centre functioned as a key anchor for regional-serving retail, drawing shoppers from across the municipality and surrounding areas. This change creates a gap in Chatham's retail structure, particularly for large-format and comparison retail uses that traditionally occupied the downtown node.
- **Strengthen Chatham as Hospitality Hub:** Leverage Highway 401 as a strategic asset by creating a key destination for hotels, tourism, and complementary commercial uses. The highway provides exceptional visibility and accessibility, making it an ideal location for hospitality developments that cater to travellers, business visitors, and tourists. Establishing a strong presence along this corridor can position Chatham as a gateway destination.

Chatham's Commercial Structure

Key Considerations



- **Supporting Employment Area Development in the South:** A large commercial base in the south end will be a critical amenity for developing Employment Area lands. It will provide essential services for businesses and employees, such as retail, dining, and hospitality, making the area more attractive for investment and workforce retention.



Appendix D

Settlement Area Boundary Expansion Assessment

Preferred Areas

Chatham

Area A

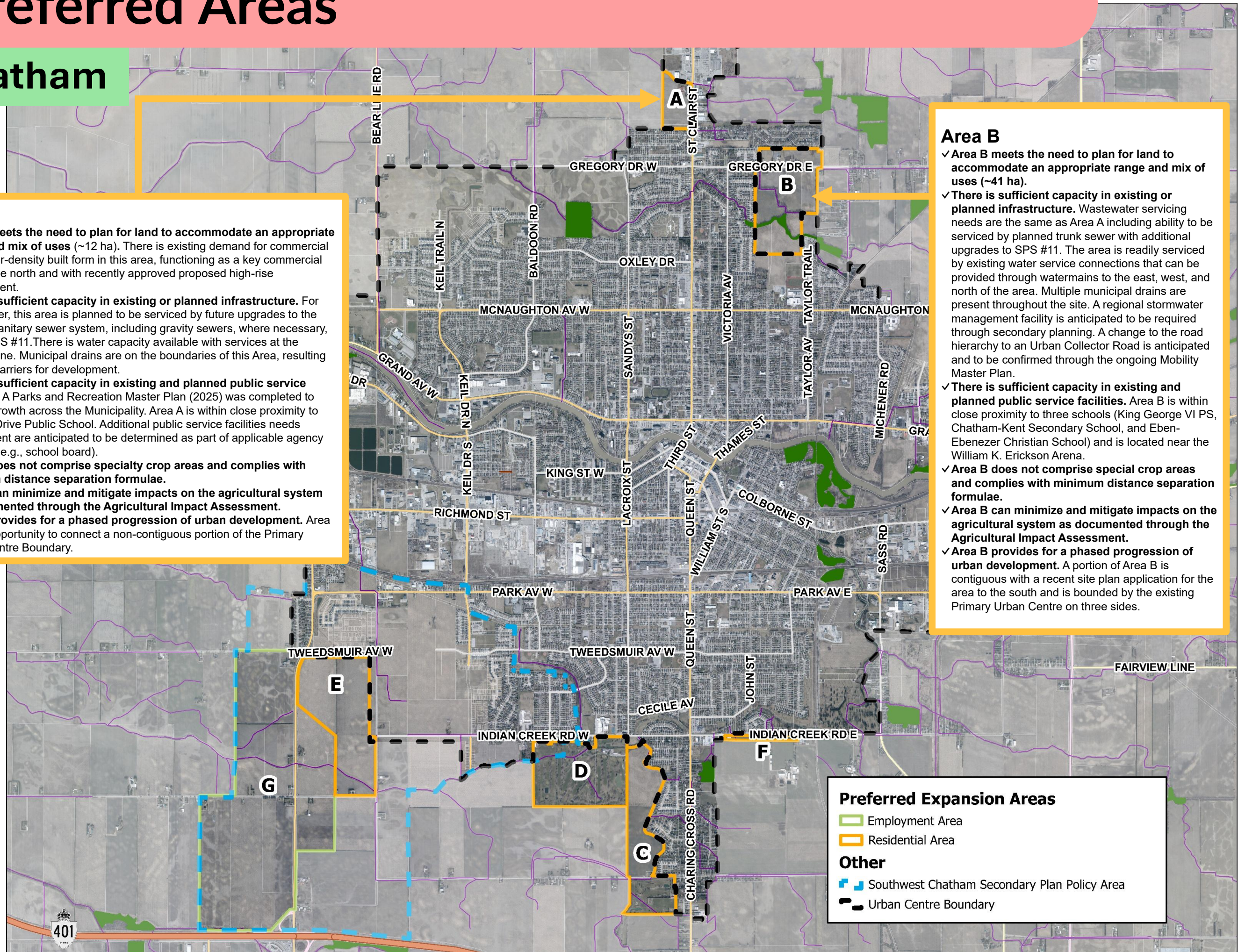
- ✓ **Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~12 ha).** There is existing demand for commercial and higher-density built form in this area, functioning as a key commercial node in the north and with recently approved proposed high-rise development.
- ✓ **There is sufficient capacity in existing or planned infrastructure.** For wastewater, this area is planned to be serviced by future upgrades to the existing sanitary sewer system, including gravity sewers, where necessary, and at SPS #11. There is water capacity available with services at the property line. Municipal drains are on the boundaries of this Area, resulting in fewer barriers for development.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** A Parks and Recreation Master Plan (2025) was completed to support growth across the Municipality. Area A is within close proximity to Gregory Drive Public School. Additional public service facilities needs assessment are anticipated to be determined as part of applicable agency planning (e.g., school board).
- ✓ **Area A does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area A provides for a phased progression of urban development.** Area A is an opportunity to connect a non-contiguous portion of the Primary Urban Centre Boundary.

Area B

- ✓ **Area B meets the need to plan for land to accommodate an appropriate range and mix of uses (~41 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Wastewater servicing needs are the same as Area A including ability to be serviced by planned trunk sewer with additional upgrades to SPS #11. The area is readily serviced by existing water service connections that can be provided through watermain to the east, west, and north of the area. Multiple municipal drains are present throughout the site. A regional stormwater management facility is anticipated to be required through secondary planning. A change to the road hierarchy to an Urban Collector Road is anticipated and to be confirmed through the ongoing Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area B is within close proximity to three schools (King George VI PS, Chatham-Kent Secondary School, and Eben-Ebenezer Christian School) and is located near the William K. Erickson Arena.
- ✓ **Area B does not comprise special crop areas and complies with minimum distance separation formulae.**
- ✓ **Area B can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area B provides for a phased progression of urban development.** A portion of Area B is contiguous with a recent site plan application for the area to the south and is bounded by the existing Primary Urban Centre on three sides.

Preferred Expansion Areas

- Employment Area
- Residential Area
- Other
- Southwest Chatham Secondary Plan Policy Area
- Urban Centre Boundary



Preferred Areas

Chatham

Area D

- ✓ **Area D meets the need to plan for land to accommodate an appropriate range and mix of uses (~13 ha).** Only a portion of these lands will be permitted to be used for residential uses; some existing recreational uses will need to be maintained.
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Wastewater servicing will be provided through a planned sanitary trunk sewer along Indian Creek Road. These flows can be conveyed to new planned pump stations, as identified in the Southwest Chatham Servicing Study, and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. There is existing water capacity and with the ability to connect to Indian Creek Road; however, secondary planning will be required to integrate trunk mains with distribution mains. Multiple drains are present, requiring relocation or road alignment depending on how the development occurs.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area D is in close proximity to Indian Creek Road Public School, John McGregor Secondary School, and the Chatham Memorial Arena.
- ✓ **Area D does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area D can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area D provides for a phased progression of urban development.** This extension acknowledges the natural progression of recent development in the south.

Area C

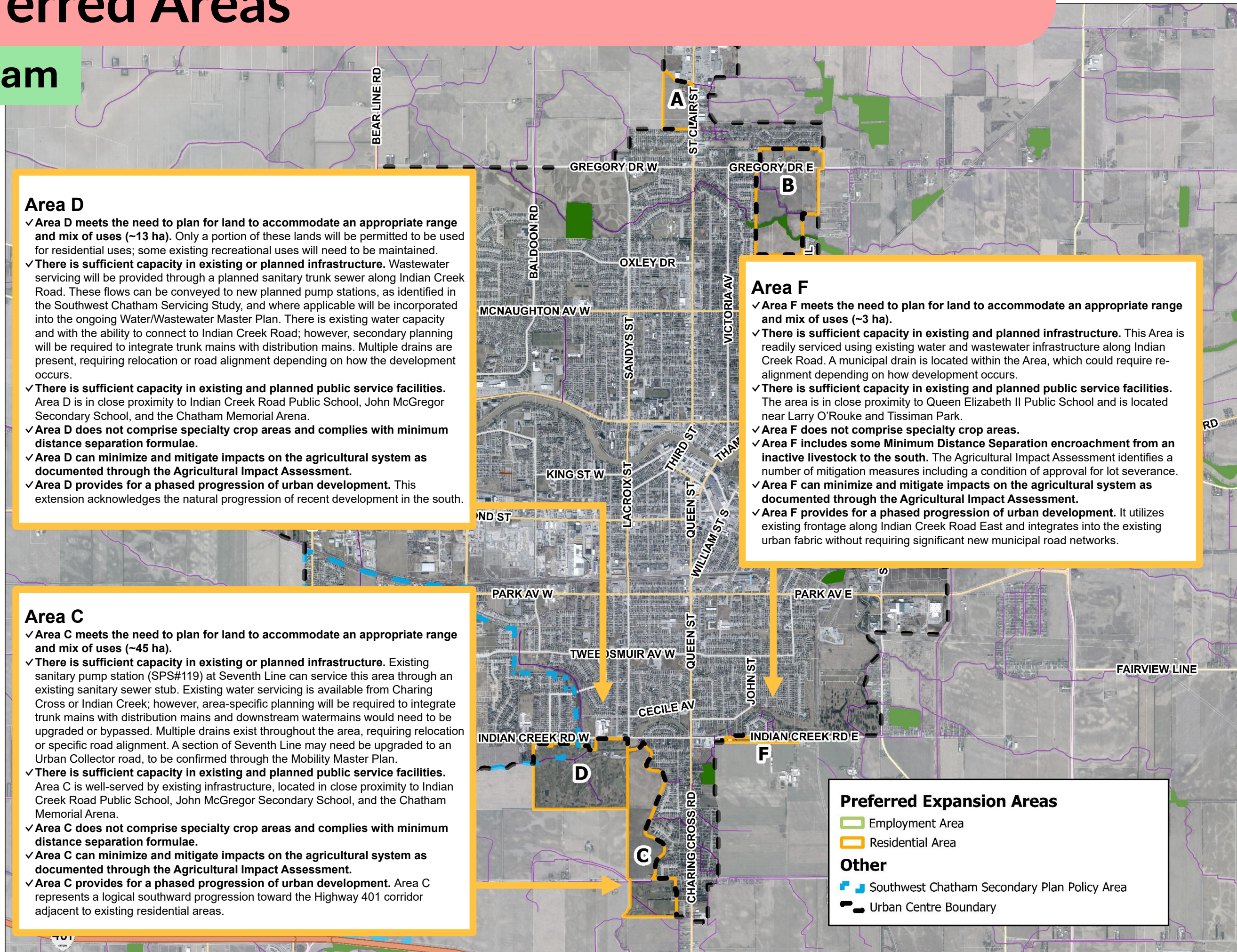
- ✓ **Area C meets the need to plan for land to accommodate an appropriate range and mix of uses (~45 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Existing sanitary pump station (SPS#119) at Seventh Line can service this area through an existing sanitary sewer stub. Existing water servicing is available from Charing Cross or Indian Creek; however, area-specific planning will be required to integrate trunk mains with distribution mains and downstream water mains would need to be upgraded or bypassed. Multiple drains exist throughout the area, requiring relocation or specific road alignment. A section of Seventh Line may need to be upgraded to an Urban Collector road, to be confirmed through the Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area C is well-served by existing infrastructure, located in close proximity to Indian Creek Road Public School, John McGregor Secondary School, and the Chatham Memorial Arena.
- ✓ **Area C does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area C can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area C provides for a phased progression of urban development.** Area C represents a logical southward progression toward the Highway 401 corridor adjacent to existing residential areas.

Area F

- ✓ **Area F meets the need to plan for land to accommodate an appropriate range and mix of uses (~3 ha).**
- ✓ **There is sufficient capacity in existing and planned infrastructure.** This Area is readily serviced using existing water and wastewater infrastructure along Indian Creek Road. A municipal drain is located within the Area, which could require re-alignment depending on how development occurs.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** The area is in close proximity to Queen Elizabeth II Public School and is located near Larry O'Rourke and Tissiman Park.
- ✓ **Area F does not comprise specialty crop areas.**
- ✓ **Area F includes some Minimum Distance Separation encroachment from an inactive livestock to the south.** The Agricultural Impact Assessment identifies a number of mitigation measures including a condition of approval for lot severance.
- ✓ **Area F can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area F provides for a phased progression of urban development.** It utilizes existing frontage along Indian Creek Road East and integrates into the existing urban fabric without requiring significant new municipal road networks.

Preferred Expansion Areas

- Employment Area
- Residential Area
- Other
- Southwest Chatham Secondary Plan Policy Area
- Urban Centre Boundary



Preferred Areas

Chatham

Area G

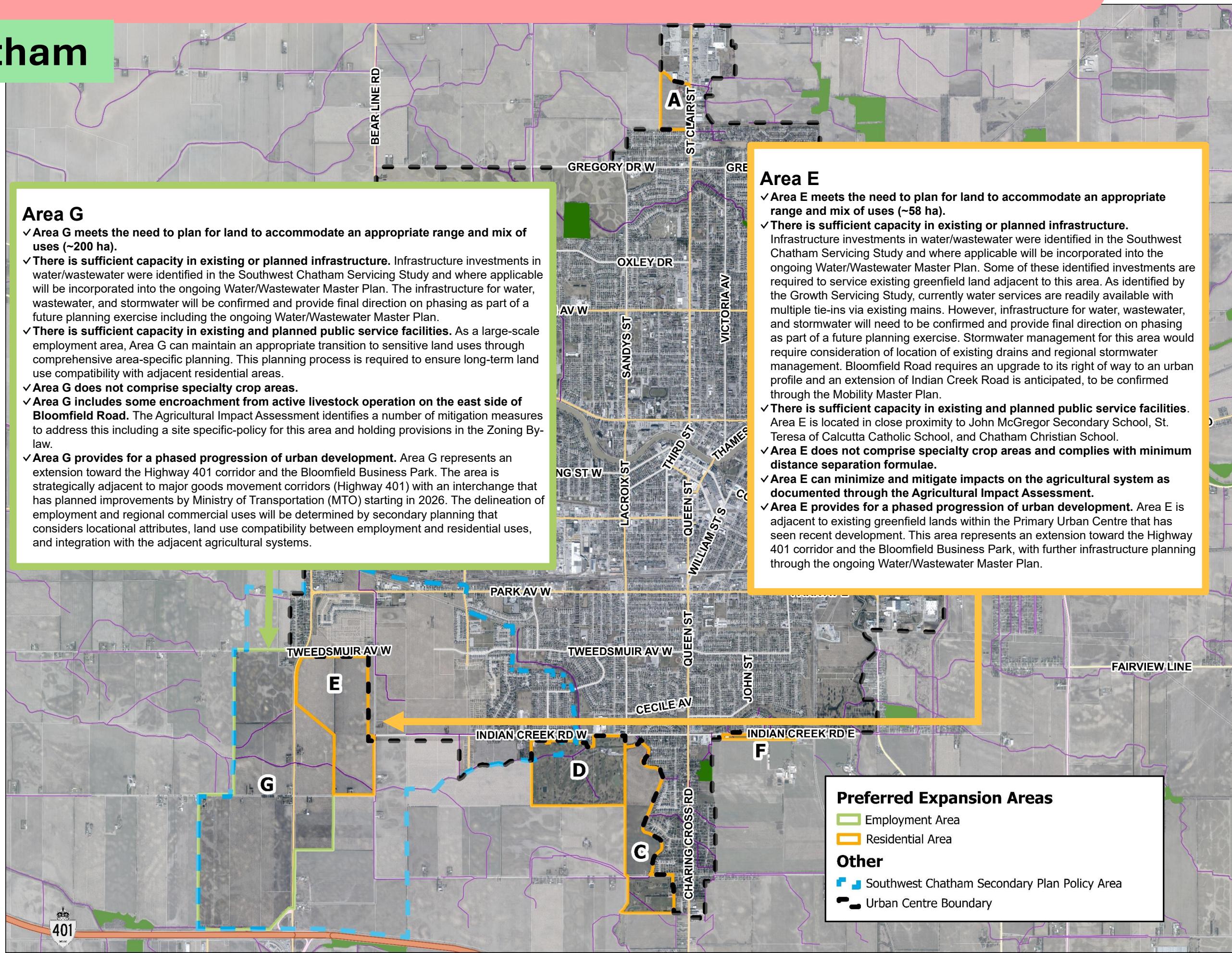
- ✓ **Area G meets the need to plan for land to accommodate an appropriate range and mix of uses (~200 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Infrastructure investments in water/wastewater were identified in the Southwest Chatham Servicing Study and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. The infrastructure for water, wastewater, and stormwater will be confirmed and provide final direction on phasing as part of a future planning exercise including the ongoing Water/Wastewater Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** As a large-scale employment area, Area G can maintain an appropriate transition to sensitive land uses through comprehensive area-specific planning. This planning process is required to ensure long-term land use compatibility with adjacent residential areas.
- ✓ **Area G does not comprise specialty crop areas.**
- ✓ **Area G includes some encroachment from active livestock operation on the east side of Bloomfield Road.** The Agricultural Impact Assessment identifies a number of mitigation measures to address this including a site specific-policy for this area and holding provisions in the Zoning By-law.
- ✓ **Area G provides for a phased progression of urban development.** Area G represents an extension toward the Highway 401 corridor and the Bloomfield Business Park. The area is strategically adjacent to major goods movement corridors (Highway 401) with an interchange that has planned improvements by Ministry of Transportation (MTO) starting in 2026. The delineation of employment and regional commercial uses will be determined by secondary planning that considers locational attributes, land use compatibility between employment and residential uses, and integration with the adjacent agricultural systems.

Area E

- ✓ **Area E meets the need to plan for land to accommodate an appropriate range and mix of uses (~58 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** Infrastructure investments in water/wastewater were identified in the Southwest Chatham Servicing Study and where applicable will be incorporated into the ongoing Water/Wastewater Master Plan. Some of these identified investments are required to service existing greenfield land adjacent to this area. As identified by the Growth Servicing Study, currently water services are readily available with multiple tie-ins via existing mains. However, infrastructure for water, wastewater, and stormwater will need to be confirmed and provide final direction on phasing as part of a future planning exercise. Stormwater management for this area would require consideration of location of existing drains and regional stormwater management. Bloomfield Road requires an upgrade to its right of way to an urban profile and an extension of Indian Creek Road is anticipated, to be confirmed through the Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area E is located in close proximity to John McGregor Secondary School, St. Teresa of Calcutta Catholic School, and Chatham Christian School.
- ✓ **Area E does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area E can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area E provides for a phased progression of urban development.** Area E is adjacent to existing greenfield lands within the Primary Urban Centre that has seen recent development. This area represents an extension toward the Highway 401 corridor and the Bloomfield Business Park, with further infrastructure planning through the ongoing Water/Wastewater Master Plan.

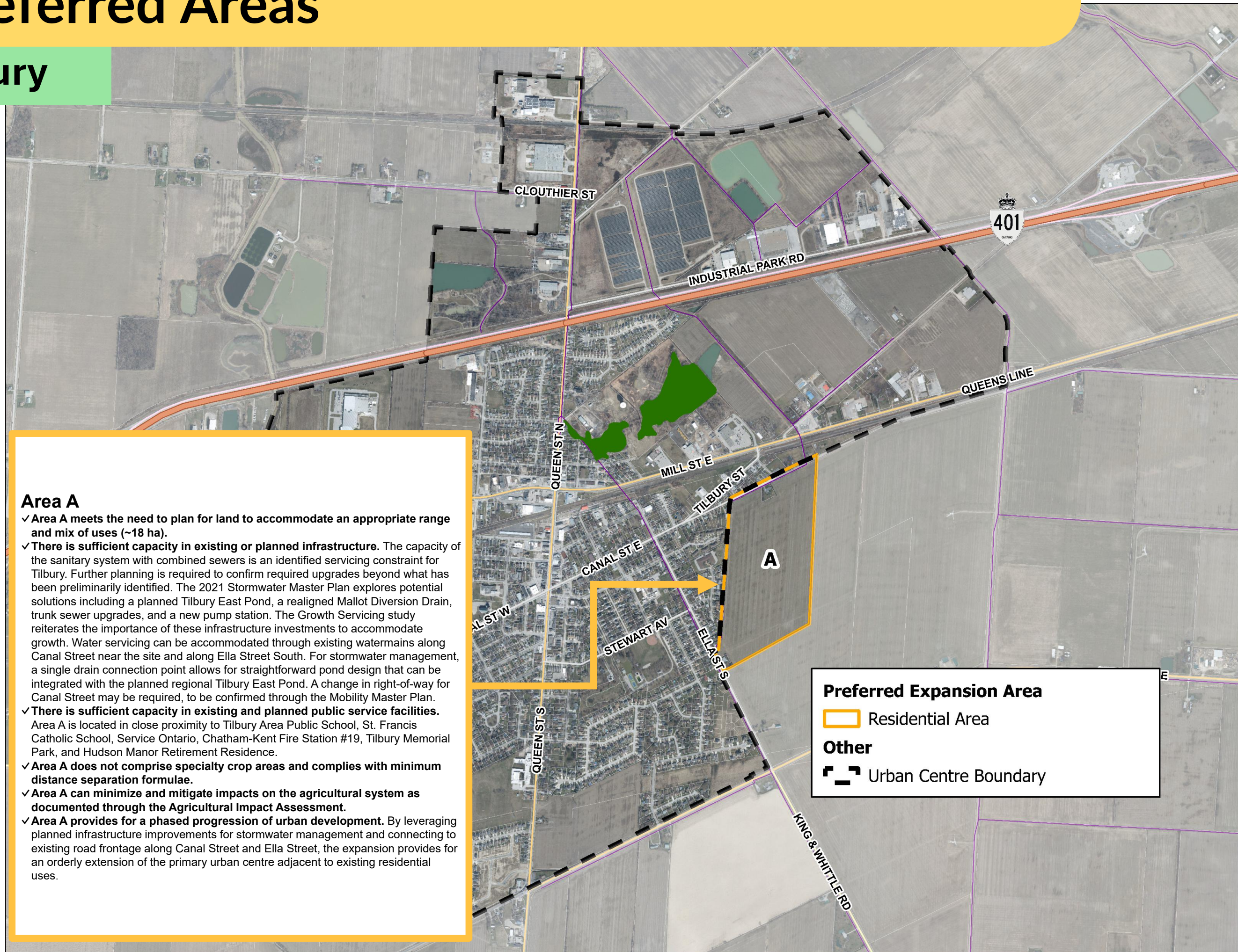
Preferred Expansion Areas

- Employment Area
- Residential Area
- Other**
- Southwest Chatham Secondary Plan Policy Area
- Urban Centre Boundary



Preferred Areas

Tilbury



Area A

- ✓ **Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~18 ha).**
- ✓ **There is sufficient capacity in existing or planned infrastructure.** The capacity of the sanitary system with combined sewers is an identified servicing constraint for Tilbury. Further planning is required to confirm required upgrades beyond what has been preliminarily identified. The 2021 Stormwater Master Plan explores potential solutions including a planned Tilbury East Pond, a realigned Mallot Diversion Drain, trunk sewer upgrades, and a new pump station. The Growth Servicing study reiterates the importance of these infrastructure investments to accommodate growth. Water servicing can be accommodated through existing watermain along Canal Street near the site and along Ella Street South. For stormwater management, a single drain connection point allows for straightforward pond design that can be integrated with the planned regional Tilbury East Pond. A change in right-of-way for Canal Street may be required, to be confirmed through the Mobility Master Plan.
- ✓ **There is sufficient capacity in existing and planned public service facilities.** Area A is located in close proximity to Tilbury Area Public School, St. Francis Catholic School, Service Ontario, Chatham-Kent Fire Station #19, Tilbury Memorial Park, and Hudson Manor Retirement Residence.
- ✓ **Area A does not comprise specialty crop areas and complies with minimum distance separation formulae.**
- ✓ **Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.**
- ✓ **Area A provides for a phased progression of urban development.** By leveraging planned infrastructure improvements for stormwater management and connecting to existing road frontage along Canal Street and Ella Street, the expansion provides for an orderly extension of the primary urban centre adjacent to existing residential uses.

Preferred Expansion Area

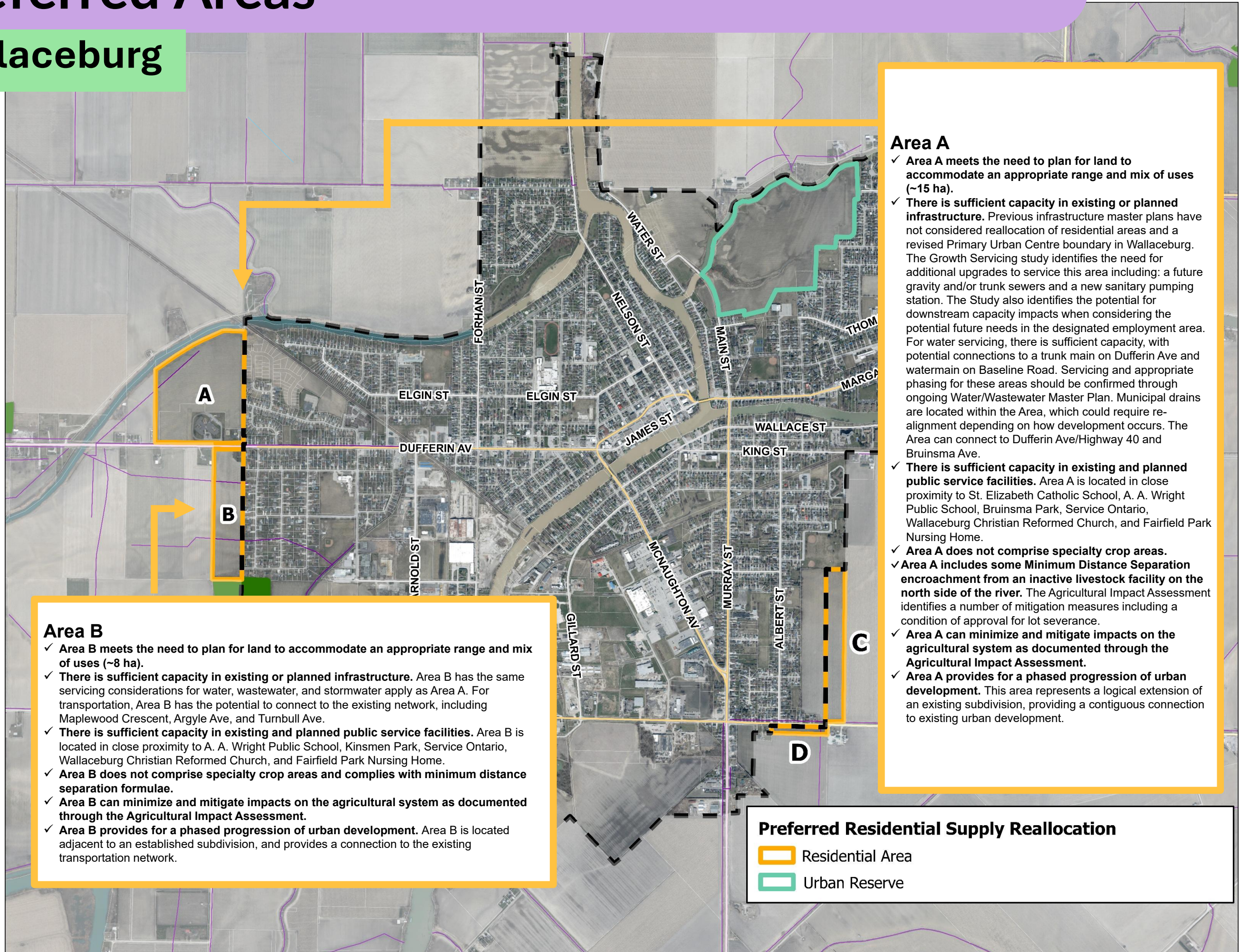
 Residential Area

Other

 Urban Centre Boundary

Preferred Areas

Wallaceburg



Area B

- ✓ Area B meets the need to plan for land to accommodate an appropriate range and mix of uses (~8 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Area B has the same servicing considerations for water, wastewater, and stormwater apply as Area A. For transportation, Area B has the potential to connect to the existing network, including Maplewood Crescent, Argyle Ave, and Turnbull Ave.
- ✓ There is sufficient capacity in existing and planned public service facilities. Area B is located in close proximity to A. A. Wright Public School, Kinsmen Park, Service Ontario, Wallaceburg Christian Reformed Church, and Fairfield Park Nursing Home.
- ✓ Area B does not comprise specialty crop areas and complies with minimum distance separation formulae.
- ✓ Area B can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.
- ✓ Area B provides for a phased progression of urban development. Area B is located adjacent to an established subdivision, and provides a connection to the existing transportation network.

Area A

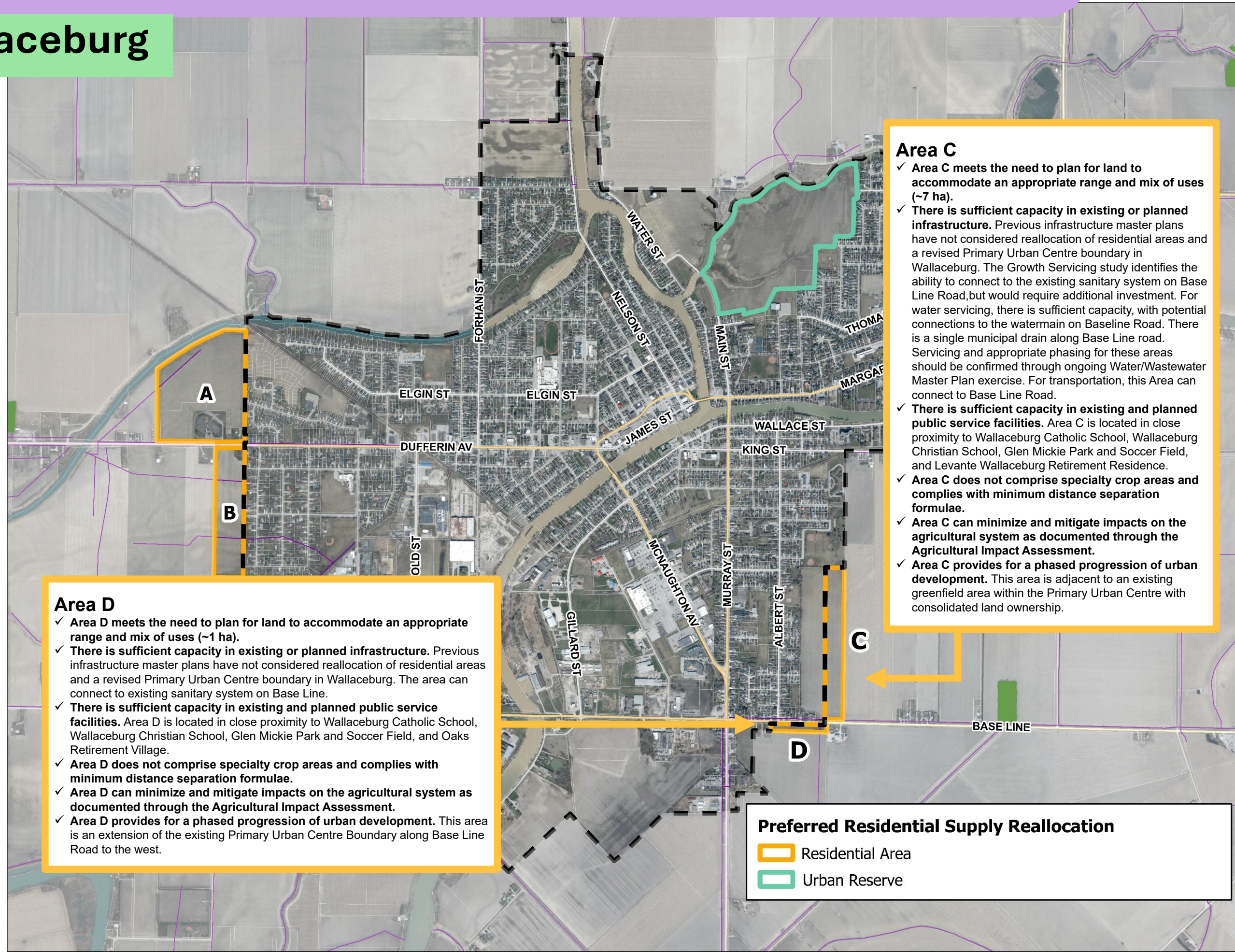
- ✓ Area A meets the need to plan for land to accommodate an appropriate range and mix of uses (~15 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The Growth Servicing study identifies the need for additional upgrades to service this area including: a future gravity and/or trunk sewers and a new sanitary pumping station. The Study also identifies the potential for downstream capacity impacts when considering the potential future needs in the designated employment area. For water servicing, there is sufficient capacity, with potential connections to a trunk main on Dufferin Ave and watermain on Baseline Road. Servicing and appropriate phasing for these areas should be confirmed through ongoing Water/Wastewater Master Plan. Municipal drains are located within the Area, which could require re-alignment depending on how development occurs. The Area can connect to Dufferin Ave/Highway 40 and Bruinsma Ave.
- ✓ There is sufficient capacity in existing and planned public service facilities. Area A is located in close proximity to St. Elizabeth Catholic School, A. A. Wright Public School, Bruinsma Park, Service Ontario, Wallaceburg Christian Reformed Church, and Fairfield Park Nursing Home.
- ✓ Area A does not comprise specialty crop areas.
- ✓ Area A includes some Minimum Distance Separation encroachment from an inactive livestock facility on the north side of the river. The Agricultural Impact Assessment identifies a number of mitigation measures including a condition of approval for lot severance.
- ✓ Area A can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.
- ✓ Area A provides for a phased progression of urban development. This area represents a logical extension of an existing subdivision, providing a contiguous connection to existing urban development.

Preferred Residential Supply Reallocation

- Residential Area
- Urban Reserve

Preferred Areas

Wallaceburg



Area D

- ✓ Area D meets the need to plan for land to accommodate an appropriate range and mix of uses (~1 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The area can connect to existing sanitary system on Base Line.
- ✓ There is sufficient capacity in existing and planned public service facilities. Area D is located in close proximity to Wallaceburg Catholic School, Wallaceburg Christian School, Glen Mickie Park and Soccer Field, and Oaks Retirement Village.
- ✓ Area D does not comprise specialty crop areas and complies with minimum distance separation formulae.
- ✓ Area D can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.
- ✓ Area D provides for a phased progression of urban development. This area is an extension of the existing Primary Urban Centre Boundary along Base Line Road to the west.

Area C

- ✓ Area C meets the need to plan for land to accommodate an appropriate range and mix of uses (~7 ha).
- ✓ There is sufficient capacity in existing or planned infrastructure. Previous infrastructure master plans have not considered reallocation of residential areas and a revised Primary Urban Centre boundary in Wallaceburg. The Growth Servicing study identifies the ability to connect to the existing sanitary system on Base Line Road, but would require additional investment. For water servicing, there is sufficient capacity, with potential connections to the watermain on Baseline Road. There is a single municipal drain along Base Line road. Servicing and appropriate phasing for these areas should be confirmed through ongoing Water/Wastewater Master Plan exercise. For transportation, this Area can connect to Base Line Road.
- ✓ There is sufficient capacity in existing and planned public service facilities. Area C is located in close proximity to Wallaceburg Catholic School, Wallaceburg Christian School, Glen Mickie Park and Soccer Field, and Levante Wallaceburg Retirement Residence.
- ✓ Area C does not comprise specialty crop areas and complies with minimum distance separation formulae.
- ✓ Area C can minimize and mitigate impacts on the agricultural system as documented through the Agricultural Impact Assessment.
- ✓ Area C provides for a phased progression of urban development. This area is adjacent to an existing greenfield area within the Primary Urban Centre with consolidated land ownership.

Preferred Residential Supply Reallocation

- Residential Area
- Urban Reserve