Municipality of Chatham-Kent
Community Development
Planning Services
315 King St. West, P.O. Box 640
Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
CKplanning@chatham-kent.ca

Notice of Planning Application

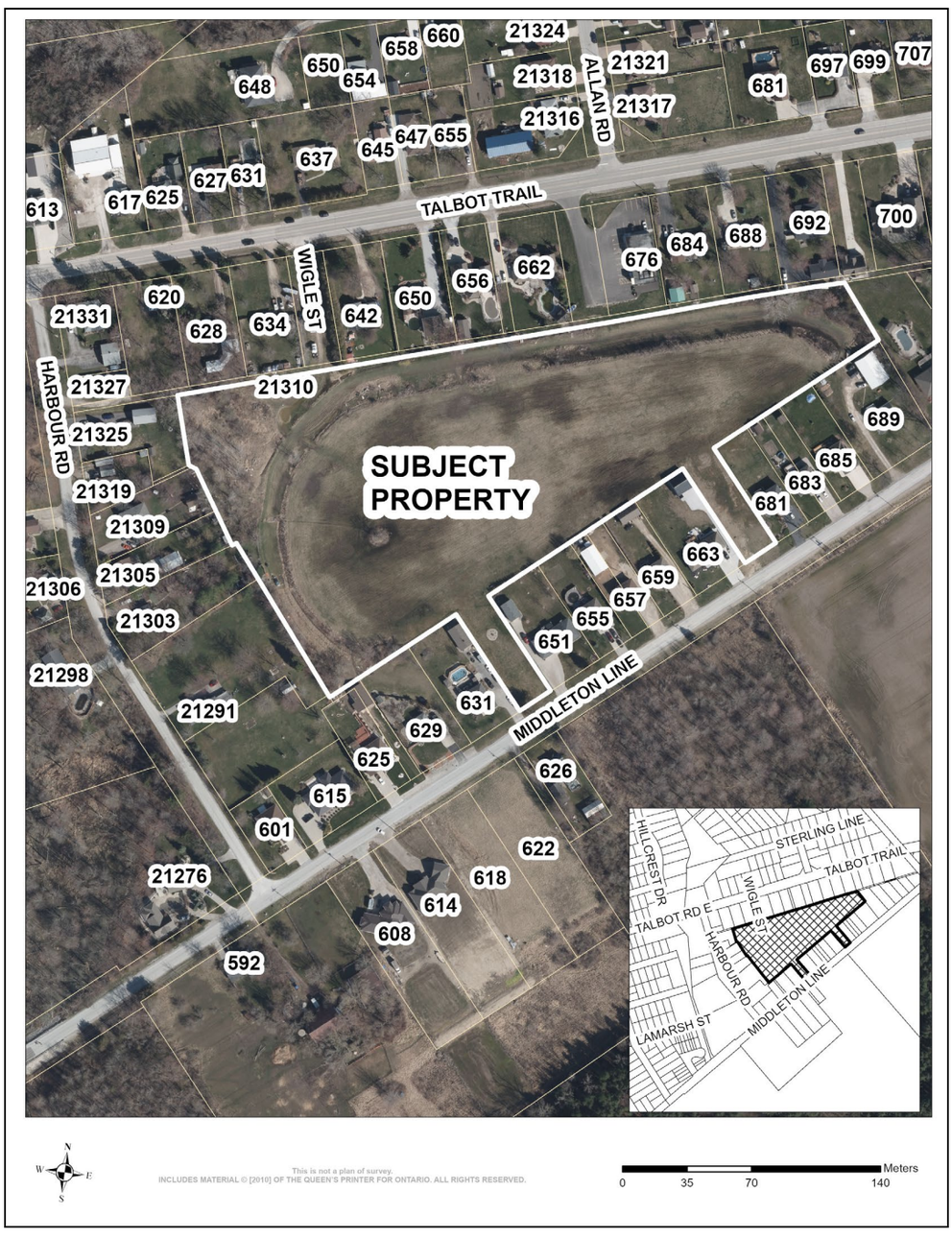
for

Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete **Zoning By-law Amendment (File D-14 WH/13/23/O)** application under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 1413506 Ontario Limited., concerning property located on Middleton Line, Community of Wheatley, in Part of Lots 17, 20, 28 and 38, Lots 21-27, Lots 29-37, Part of Wigle Street, Part of Coatsworth Street, Part of Fox Street and Part of Lanes, Registered Plan 185, known as Roll No. 3650 010 001 76400.

A Statutory Public Meeting will be held at a future date and advance notice will be given in accordance with the *Planning Act*. Municipal Council may not make a decision for approval of an application until a Public Meeting has been held in accordance with the *Planning Act*.

The Subject Property is located on the north side of Middleton Line, in the Community of Wheatley. The lands are approximately 4.2 ha (10.4 ac.) in area and are currently vacant. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Deferred Development (D).



Application No. D-14 WH/13/23/O
CityView No. PL202300028
Middleton Line, Community of Wheatley

Application Details

Zoning By-law Amendment – To implement the proposed land use changes to support the subdivision of land for new residential development, the application proposes that the property be zoned into a site-specific Residential Low Density Third (RL3) zone. The provisions of the proposed zoning are as follows:

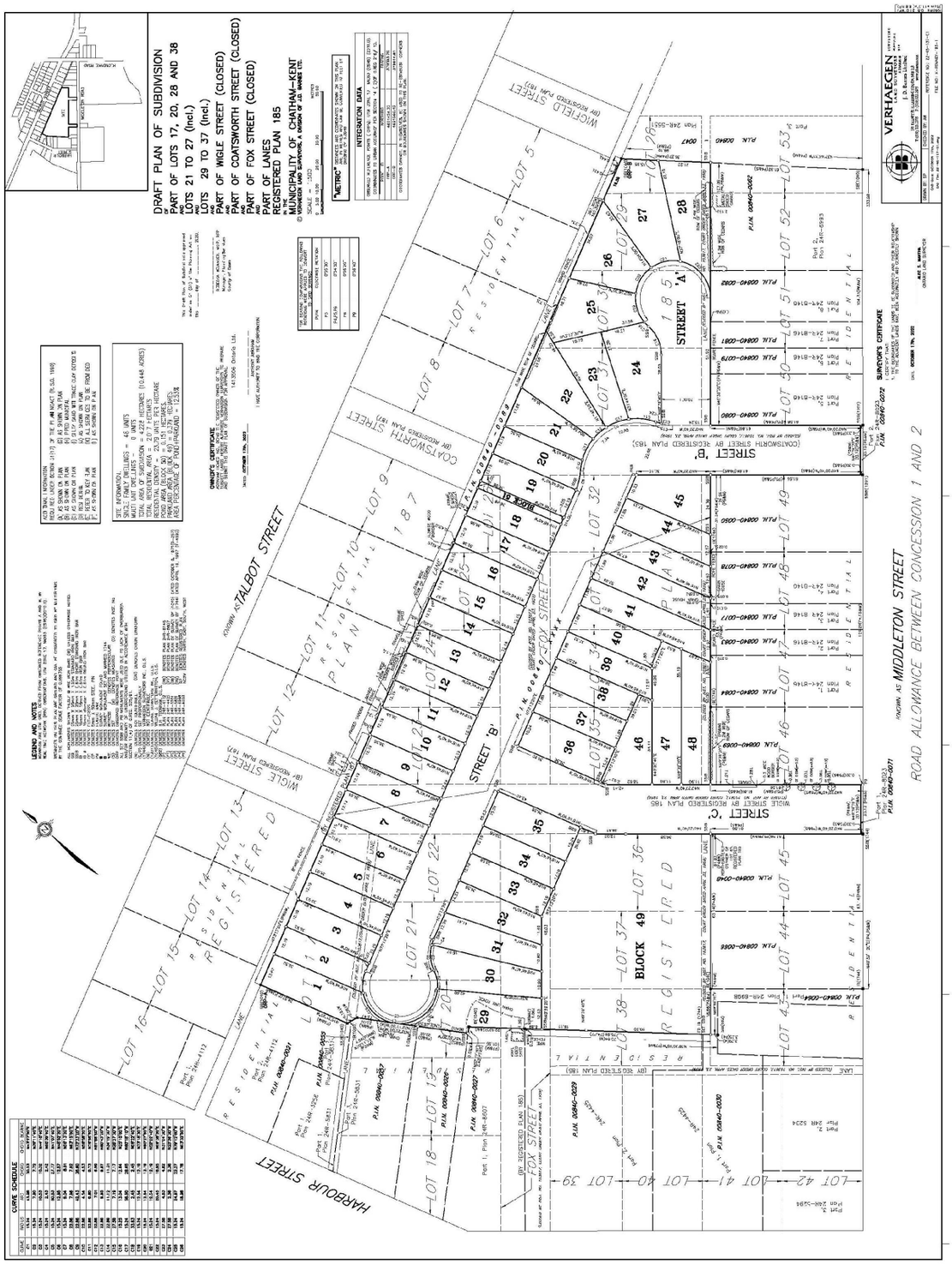
Regulation (Single Detached Dwelling)	**Proposed RL3-1663 Regulation**
Lot Area Minimum	375.32 sq. m interior lot 419.91 sq. m corner lot
Lot Frontage Minimum	10.33 m
Front Yard Depth Minimum	7.62 m
Interior Side Yard Width Minimum	1.22 m w/attached garage/carport 2.44 m & 1.22 m with no garage/carport Interior corner lot – 1.22 m
Exterior Side Yard Width Minimum	3.05 m for a corner exterior lot
Rear Yard Depth Minimum	7.62 m
Lot Coverage Maximum	33%
Maximum Density per Lot	One single detached dwelling
Landscaped Open Space	N/A
Maximum Building Height	9.75 m
Regulation (Semi Detached Dwelling)	
Lot Area Minimum	549.97 sq. m
Lot Frontage Minimum	18.29 m
Front Yard Depth Minimum	7.62 m
Interior Side Yard Width Minimum	1.22 m w/attached garage/carport 2.44 m with no garage/carport Interior corner lot – 1.22 m w/attached garage/carport Interior corner lot – 2.44 m with no garage/carport
Exterior Side Yard Width Minimum	3.05 m for a corner exterior lot
Rear Yard Depth Minimum	7.62 m
Lot Coverage Maximum	33%
Maximum Density per Lot	Two semi-detached dwelling units
Landscaped Open Space	N/A
Maximum Building Height	9.75 m
Regulation (Semi Detached Dwelling Unit)	
Lot Area Minimum	274.98 m
Lot Frontage Minimum	9.14 m interior lot 10.67 m corner lot
Front Yard Depth Minimum	7.62 m
Interior Side Yard Width Minimum	0 m & 1.22 m w/attached garage/carport 0 m and 2.44 m with no garage/carport Interior corner lot – 0 m
Exterior Side Yard Width Minimum	3.05 m for a corner exterior lot
Rear Yard Depth Minimum	7.62 m
Lot Coverage Maximum	33%
Maximum Density per Lot	One semi-detached dwelling unit
Landscaped Open Space	N/A
Maximum Building Height	9.75 m

Additional Information:

A Draft Plan of Subdivision application has also been received and is anticipated to be considered at the same statutory public meeting as the Zoning By-law Amendment application. The proposed draft plan of subdivision includes:

- 48 Residential Lots for single detached dwellings and/or semi-detached dwelling units
- Block 49 Parkland and a Stormwater Management Pond
- Three (3) Public Roads
- Block 51 for a future pedestrian connection to Talbot Trail

Draft Plan of Subdivision 36T-23501



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Notice

Zoning By-law Amendment

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Chatham-Kent to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Chatham-Kent before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Municipality of Chatham-Kent before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Municipality of Chatham-Kent at the address below.

Dated at the Municipality of Chatham-Kent this 15th day of March 2023.

Municipality of Chatham-Kent
Municipal Clerk's Office
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone:519.360.1998
Fax:519.436.3237
Email:CKclerk@chatham-kent.ca