

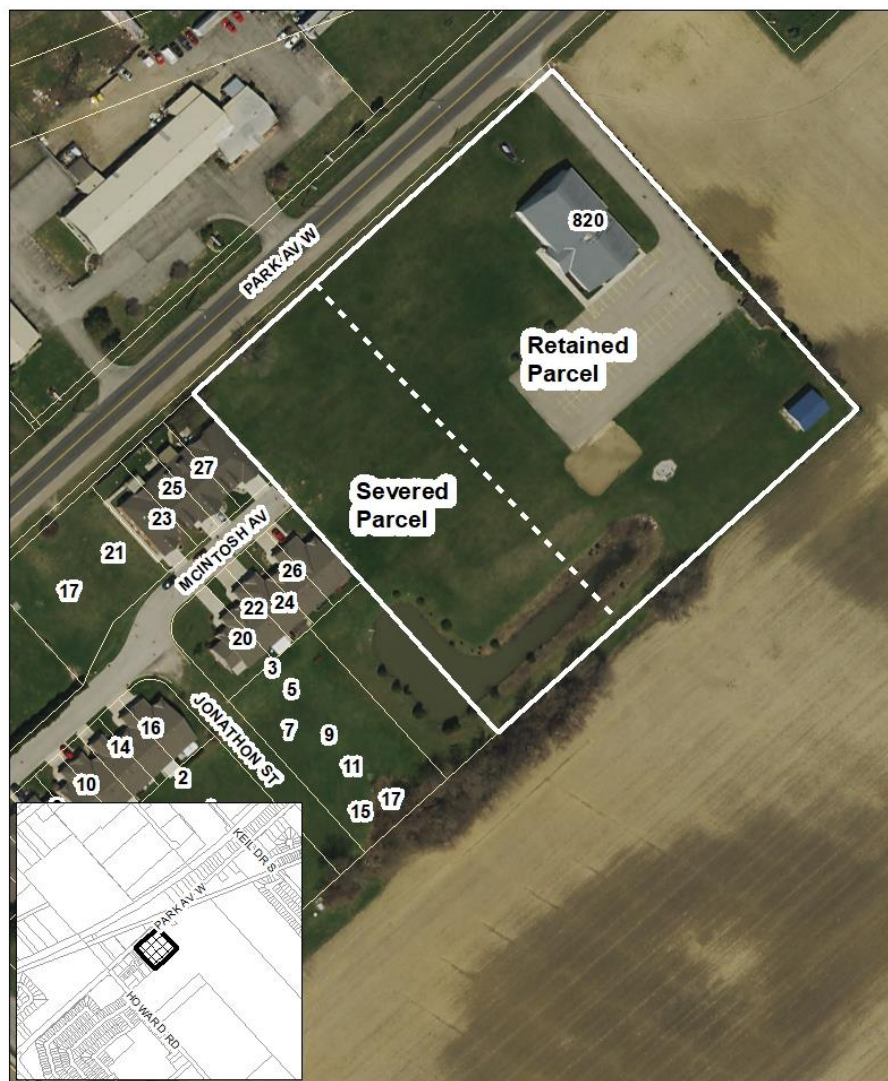
## Notice of Planning Applications

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

**Take Notice** that the Municipality of Chatham-Kent has received a complete **Combined Application (File D-28 C/71/21/Z)** for **Official Plan Amendment (File D-09 C/04/21/Z), Zoning By-law Amendment (File D-14 C/68/21/Z), and Consent (File B-141/21)** under Sections 22, 34, and 53 of the Planning Act, R.S.O.1990, c.P.13, as amended, from Zion Evangelistic Temple of Chatham, concerning the property located at 820 Park Avenue West, Community of Chatham (City), in Part of Lot 20, Concession 2, Eastern Boundary (Raleigh), described at Parts 9 & 10, 24R-6477, known as Roll No. 3650 420 022 36600.

**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 south side of Park Avenue West, east of Howard Road, in the Community of Chatham (City). The lands are approximately 1.9 ha (4.65 ac.) in area and contain the existing Zion Christian Church. The lands are designated Institutional in the Secondary Plan for the Southwest Quadrant (OPA 46) and zoned Institutional (I).



This is not a plan of survey.

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## Application Details

The purpose of the applications is to facilitate an expansion of the private residential subdivision development, which consists of existing residential lots fronting the private roads of McIntosh Avenue and Jonathan Street. The current proposal includes an extension of McIntosh Avenue to allow the construction of two (2) new 5-unit row house dwellings.

**Official Plan Amendment** – Generally, development in southwest Chatham allows for a range of land uses to be developed over time. The subject lands are currently planned for Institutional uses. The Official Plan Amendment proposes to amend the land use designation from Institutional to Residential to facilitate the proposed residential development.

The Official Plan Amendment application also proposes to place the lands into a Site-Specific Policy Area that permits the proposed development on a private road.

**Zoning By-law Amendment** – To implement the proposed land use changes, the application proposes that the property be placed into a site-specific Residential Medium Density First (RM1) zone. Certain Special Zone Provisions are required to implement the proposed development. These provisions are as follows:

Regulation	Required RM1 Regulation	Proposed Special Zone Provisions
Front Yard Depth Minimum	7.62 m	6 m
Interior Side Yard Width Minimum	0 m per side for an internal unit 0 m one side, 4.88 m other side for an end unit	0 m preside for an internal unit 0 m one side, 0.9 m other side for an end unit
Maximum Lot Coverage	33%	55%

The zoning by-law amendment also proposes relief from Section 4.10, Frontage on a Public Street, to permit the extension of the private road to accommodate the proposed row house dwellings.

**Consent** - To sever and convey a new parcel, approximately 0.64 ha (1.58 ac.) in area, consisting of vacant land and a portion of the existing stormwater management facility that currently serves development in the subdivision.

There is no Site Plan Control application submitted to Chatham-Kent for this development at this time. However, an application for Site Plan Control is required prior to any permits being granted for construction on the lands. Site plan approval require detailed technical information and design elements to be submitted for Municipal review and approval.

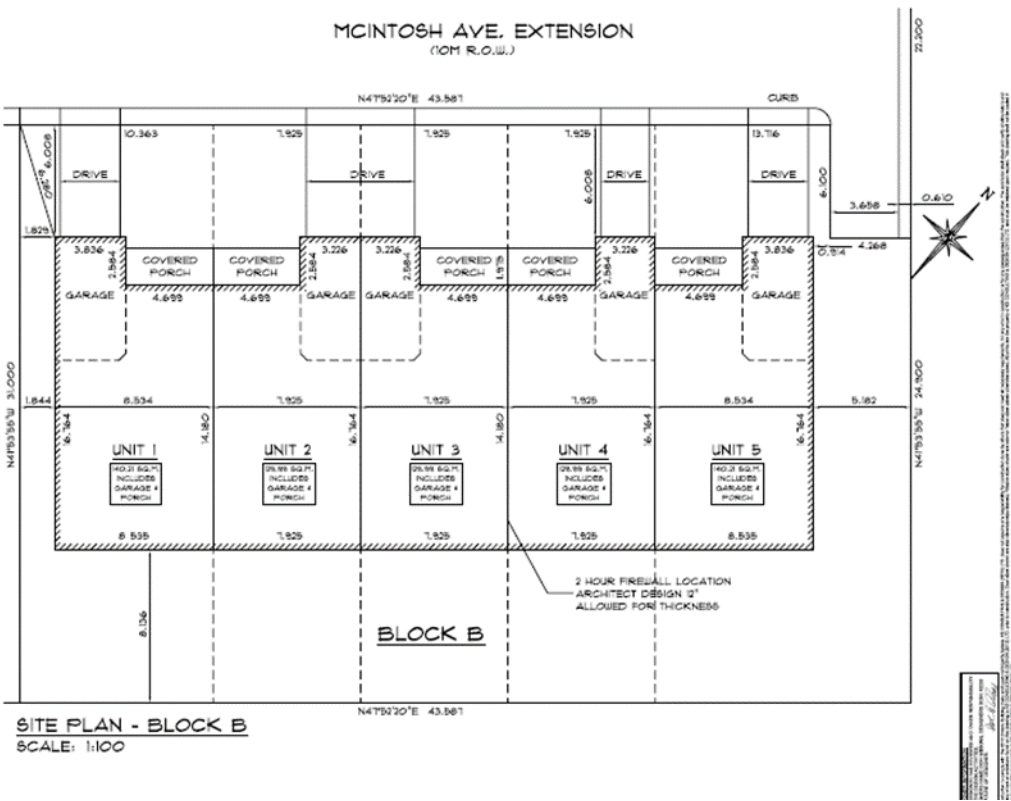
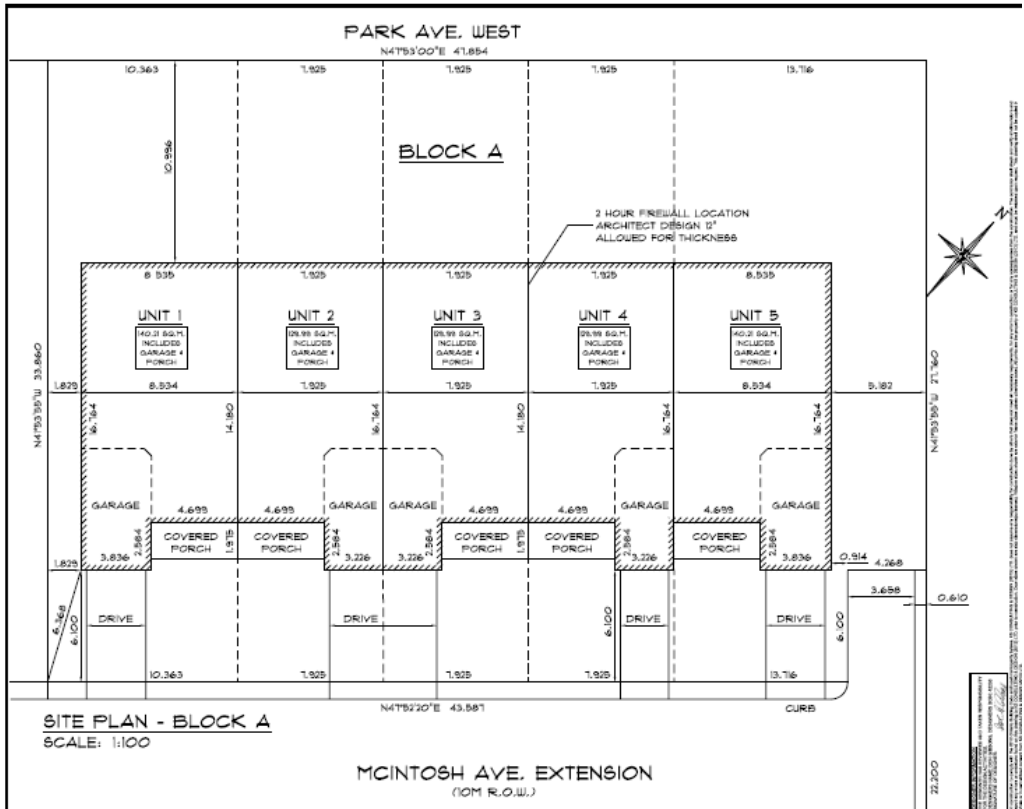
### **Additional Information:**

Supporting materials were also received for this proposal including a Planning Justification Report, Servicing Memo, Concept Site Plan, and Draft Survey. These submission items are available for inspection at municipal website, at: <https://www.chatham-kent.ca/business/planning/Pages/Planning%20Notices.aspx>, or by contacting Planning Services at the contact below:

## Learn More & Provide Input

Greg Houston, Planner I  
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Chatham ON N7M 5K8  
[greg.houston@chatham-kent.ca](mailto:greg.houston@chatham-kent.ca)  
Phone: 519-352-8401 x3045

Concept Site Plan



## Notice

### **Official Plan Amendment**

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

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

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

### **Zoning By-law Amendment**

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Chatham-Kent to the 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.

### **Consent**

If a person or public body that files an appeal of a decision of the Council in respect of the proposed Consent, does not make written submissions to the Council before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Council in respect to the proposed Consent, you must make written request at the address below.

**Dated at the Municipality of Chatham-Kent this 7th day of October 2021.**

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