

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. 7-2017

A BY-LAW TO ADOPT AMENDMENT NO. 48 TO THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

Jodamar Properties Ltd.
Cityview No.: PL201600128

The Council of the Corporation of the Municipality of Chatham-Kent, in
accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby
enacts as follows:

1. Amendment No. 48 to the Official Plan for the Community of Chatham-Kent
consisting of the attached Schedule “1” and explanatory text, is hereby approved.
2. This by-law shall come into force and take effect on the day of the final passing
thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23RD DAY
OF JANUARY, 2017.

Original Signed by:

MAYOR – Randy R. Hope

Original Signed by

CLERK – Judy Smith

**AMENDMENT No. 48 TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT**

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STATEMENT OF COMPONENTS

PART “A” - PREAMBLE does not constitute part of this amendment.

PART “B” - THE AMENDMENT consisting of the following text and one (1) map (entitled Schedule “1”) constitutes an amendment to the Official Plan for the Municipality of Chatham-Kent, namely Amendment No. 48 to the Official Plan for the Municipality of Chatham-Kent.

PART “C” - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART “A” - PREAMBLE

1. Purpose

The purpose of this amendment is to establish site-specific special policies to add a nursing home as a permitted use in a Neighbourhood Commercial, Neighbourhood Low Density Residential, and Low Density Residential designation.

2. Location

This amendment consists of two parts, which shall be known as Items 1, 2 and 3.

Item 1 – The subject property is located in the northeast corner of the intersection of McNaughton Avenue West and Keil Trail North. The subject land is an approximately 1.1 ha (2.75 ac.) vacant property and is designated “Neighbourhood Commercial”, “Low Density Residential”, and “Neighbourhood Low Density Residential”, as per Section B.2.13 – Secondary Planning Areas, more specifically Section B.2.13.1(a), of the Chatham-Kent Official Plan. The owner is proposing to construct a three-storey, 10,250 sq. m (110,330 sq. ft.) nursing home on the subject property.

Item 2 – a new section, 10.6, Site Specific Policies is added to the policies of the Secondary Plan for the Northwest Quadrant “A”.

Item 3 – a special policy is added to Section 10.6, Site Specific Policies, of the text.

3. Basis

The proponent is proposing to construct a three-storey, 10,250 sq. m (110,330 sq. ft.) nursing home on the subject property. In order to permit the development of the subject property, it is necessary to introduce policies regarding its site-specific use for a nursing home as an additional main use.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B - The Amendment", consisting of the following text and one (1) map (entitled Schedule "1") together constitute Amendment No. 48 to the Chatham-Kent Official Plan.

Item 1:

Northwest Quadrant "A" Development Concept (Land Use Plan) is amended by designating as Site Specific Policy Area 10.6.1 the lands so depicted on the attached Map Schedule "1".

Item 2:

The insertion of a new Section 10.6 to the Secondary Plan for the Northwest Quadrant "A" outlined as follows:

"10.6 **Site Specific Policies**".

Item 3:

A site specific policy is added to Section 10.6, **Site Specific Policies**, to be worded as follows:

"10.6.1 **575 McNaughton Avenue West**

For the lands identified on Northwest Quadrant "A" Development Concept as "Site Specific Special Policy Area 10.6.1" and located in the northeast corner of the intersection of McNaughton Avenue West and Keil Trail North, Part of Block 12, Plan 24M-880, in the Community of Chatham (City), notwithstanding, or in addition to, other policies of the Official Plan or the Secondary Plan for the Northwest Quadrant "A", the following policies will apply:

- a) A nursing home use will also be permitted as a main use. A nursing home use shall be implemented by a Zoning By-law Amendment and Site Plan Control.
- b) As part of the Site Plan Control process, the developer must complete a public consultation strategy to the satisfaction of the

Municipality.

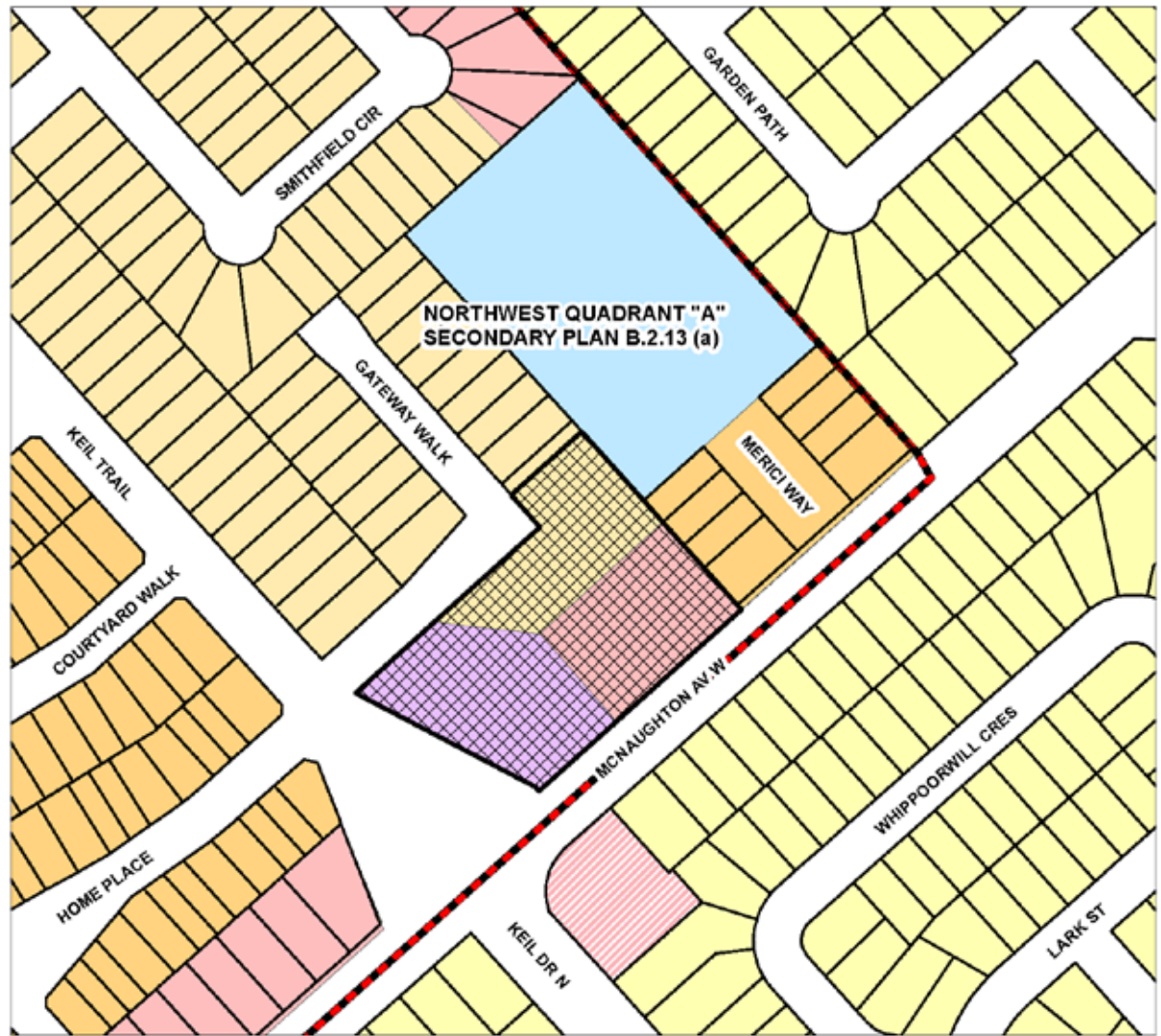
- c) No vehicular access to or from Gateway Walk or Keil Trail North will be permitted for a nursing home use.

PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 48 to the Chatham-Kent Official Plan, but are included for information supporting the amendment.

APPENDIX 1 – December 20, 2016, Planning Report (attached).

SCHEDULE "1" - LAND USE DESIGNATIONS CHATHAM-KENT OFFICIAL PLAN



0 25 50 100 150 200 Meters

-  LANDS TO BE INCLUDED IN SITE SPECIFIC POLICY AREA 10.6.1
-  NORTHWEST QUADRANT "A" SECONDARY PLAN B.2.13 (a)
-  RESIDENTIAL
-  HIGHWAY COMMERCIAL

NORTHWEST QUADRANT "A" SECONDARY PLAN LAND USE DESIGNATIONS

-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  NEIGHBOURHOOD COMMERCIAL
-  NEIGHBOURHOOD LOW DENSITY RESIDENTIAL

