

**AMENDMENT No. 82 TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT**

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. 134-2024

A BY-LAW TO ADOPT AMENDMENT NO. 82 TO THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

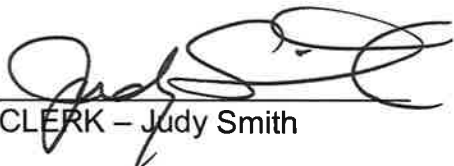
(Municipality of Chatham-Kent)

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. 82 to the Official Plan for the Municipality of Chatham-Kent consisting of the 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 21st Day of October, 2024.


MAYOR – Darrin Canniff


CLERK – Judy Smith

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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, one (1) map (entitled Schedule "1"), and the South Wheatley Secondary Plan to be adopted (entitled Schedule "2"), constitutes an amendment to the Official Plan for the Municipality of Chatham-Kent, namely Amendment No. 82 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 adopt the South Wheatley Secondary Plan, which is a plan to establish land use policies to guide new development within the planning area, as part of the Chatham-Kent Official Plan.

2. Location

The South Wheatley Secondary Plan planning area is bordered generally by Erie Street South to the west, Detroit Line to the south, and the west branch of Two Creeks to the east and north, and includes the municipally-owned waste water treatment plant located on 1st Concession Line.

3. Basis

In December 2020, Council initiated the Secondary Plan process for a portion of the south side of Wheatley.

The planning area mainly consists of agricultural uses and is bounded to the east by a woodlot and Provincially Significant Wetland known as Two Creeks. A small portion of the planning area contains small-scale industrial uses and the existing municipally owned wastewater treatment plant. The area surrounding the planning area mainly consists of low-density residential with a small portion of industrial uses to the south.

This area has largely remained undeveloped due to various environmental and servicing constraints, mainly the presence of Two Creeks PSW and the presence of the wastewater treatment plant. The Secondary Plan process was initiated in consideration of these constraints, and the overwhelming need for a Secondary Plan and servicing policy to assist this area in future development.

The goal of the Secondary Plan process has been to create a long-term vision, principles, land use plan and servicing strategy for the South Wheatley Area that will support long term growth for the community of Wheatley.

The South Wheatley Secondary Plan will set a vision for how the planning area can evolve over the next 20 years, and includes residential, commercial, employment and recreational uses while ensuring the protection of key environment figures in the area.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B - The Amendment", consisting of the following text, one (1) map (entitled Schedule "1"), and the South Wheatley Secondary Plan (entitled Schedule "2"), together constitute Amendment No. 82 to the Chatham-Kent Official Plan.

Details of the Amendment:

Item 1:

Map Schedule "E7", Community of Wheatley (Land Use Schedule), is amended by designating lands so depicted on the attached Map Schedule "1" as Site Specific Policy Area B.2.13.4.

Item 2:

A site specific policy is added to Section B.2.13, Secondary Planning Areas, to be worded as follows:

B.2.13.4 South Wheatley Secondary Plan

Item 3:

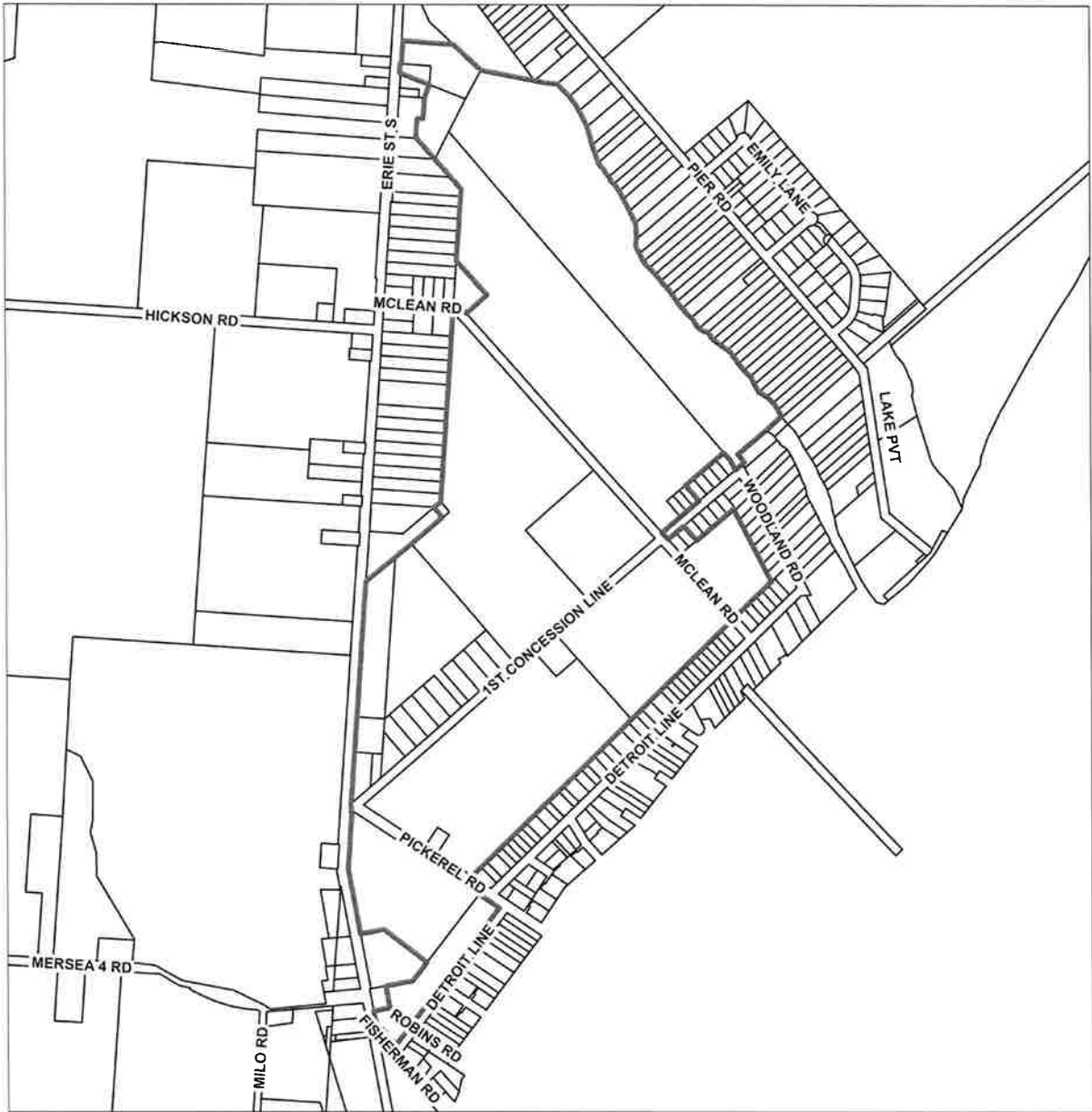
To adopt the South Wheatley Secondary Plan as part of the Official Plan under Section B.2.13, Secondary Planning Areas; and that the Secondary Plan that is attached as Schedule "2" is appended by the Concept Report, which supports the Secondary Plan.


PART C - APPENDICES

The following appendix does not constitute part of Amendment No. 82 to the Municipality of Chatham-Kent Official Plan, but is included for information supporting the amendment.

APPENDIX 1 - Planning Report dated October 21, 2024

SCHEDULE "1"



 Lands to be added to Site Specific Policy Area B.2.13.4, South Wheatley Secondary Plan



SCHEDULE "2"

Municipality of Chatham-Kent

South Wheatley Secondary Plan

Draft 2 (October 2024):

Official Plan Amendment #82

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Schedules

- Schedule 1: Location and Boundary of Secondary Plan
- Schedule 2: Land Use Designations Structure
- Schedule 3: Mobility Network Structure
- Schedule 4: Active Transportation Network

1.0 Introduction

1.1 The South Wheatley Secondary Plan has been developed to provide the long-term vision, principles, land use plan, and servicing strategy for the South Wheatley area that will support long term growth for the community of Wheatley. It will also ensure the protection and enhancement of key environmental features. South Wheatley has the potential to grow and develop and a well thought out land use plan and servicing strategy will make provisions for the environmental, social, cultural and economic sustainability of the area.

The South Wheatley Secondary Plan (the “Secondary Plan”) is an ‘Imagine Wheatley’ project that will promote new land uses in the area, such as residential, commercial, natural, and public space uses. The Secondary Plan process was a deliberate, collaborative and transparent public process that provides opportunities for participation through the various milestones, ranging from learning and visioning, to identification of alternatives, and evaluation of a preferred outcome. Extensive stakeholder engagement has occurred to understand the challenges and opportunities for the Secondary Plan area, as well as to gain insight on the community’s vision for Wheatley as a whole.

Council has established a set of Strategic Priorities through the CK Plan 2035. The land use concept plan and servicing strategy for South Wheatley has considered site opportunities to meet the CK Plan 2035 goals and other key local factors such as the waste treatment plant in the area, the proximity of the area to Lake Erie and the subject buffer and setbacks, and impacts on local flora and fauna.

A Concept Report has been developed to support the Municipality and broader community with the implementation of this Secondary Plan, which provides additional information and figures that indicate policy intent.

1.2 Location and Boundary

The limits of the Secondary Plan area are depicted on **Schedule 1 – Secondary Plan Area**, and includes approximately 102.54 gross hectares of land. The area included in the Secondary Plan is bordered generally by Erie Street South (Kent Road 1) to the west, 1st Concession Line to the south, and the west branch of Two Creeks to the south and north, and includes the municipally-owned waste water treatment plant located on 1st Concession Line.

Unless otherwise stated, the policies of this Secondary Plan shall apply to the lands located within the Secondary Plan limits as depicted in **Schedule 1**.

2.0 Process Goals

- 2.1 The goals of the Secondary Plan process have been to:
- a. Create a new Land Use Plan and servicing strategy for the Secondary Plan Area.
 - b. Support local development, population growth, economic growth and labour force needs.
 - c. Protect important woodlots and other environmental areas.
 - d. Identify new public spaces uses.
 - e. Create a plan that is informed by the community on how they would like to see the area grow.

3.0 Vision, Guiding Principles and Planned Structure

- 3.1 The vision for the Secondary Plan area is as follows:

The development of South Wheatley will be structured with people at the centre. People of all ages and abilities will be able to call the neighbourhood home, a community where opportunities for enjoying a high quality of life abound through a range of homes, a variety of recreational amenities and public gathering spaces, and a well-planned active transportation network.

The development will be nestled within the area's unique local environment and complement the wider Wheatley community. Natural amenities and nature-based solutions will be foundational to the community's design.

The land use plan will provide appropriate opportunities for commercial and employment uses to serve neighbourhood residents and all of Wheatley. Ultimately, the neighbourhood will become a desirable complete community where people from all stages of life can live, work and play, and are proud to be part of.

- 3.2 The vision for the Secondary Plan shall be supported by the following guiding principles:

- a. **To support mixed use development that enhances the livability and sustainability of the community** - New development will be provided to enhance market choice, provide affordable options, and introduce supportive local commercial uses to service the needs of residents.

- b. **To facilitate the development of public amenities** – The neighbourhood will be developed to include a range of public amenities to promote social and human connections and foster a sense of place. This includes developing attractive public gathering spaces and a connected network of trails and parks.
- c. **To promote healthy active lifestyles** –The Secondary Plan will identify opportunities to promote healthy and active lifestyles by integrating active transportation connections, providing active and passive recreational and leisure facilities, and ensuring the streets balance all modes of transportation.
- d. **To facilitate measures to reduce the impacts of the development on the environment** - The Secondary Plan will include policies to reduce the impacts of development on the environment by integrating nature into new developments, including stormwater management, climate resiliency, and measures to preserve and enhance key environmental features.

3.3 The planned structure for the Secondary Plan is set out in Schedules 2 to 3. Each schedule is guided by the policies contained in the following Sections 5 to 9 in this Secondary Plan.

Schedule 2: Land Use Designation Structure

Schedule 3: Mobility Network

4.0 Interpretation

- 4.1 For individual policies of this Secondary Plan to be properly interpreted, this document must be read in its entirety.
- 4.2 In the case of conflict between the policies of the Official Plan and this Secondary Plan, the policies of this Secondary Plan shall prevail.
- 4.3 In the case of conflict between the Secondary Plan and the Concept Report, the policies of this Secondary Plan shall prevail.

5.0 Implementation

- 5.1 In addition to the policies of this Secondary Plan, implementation shall be informed by the Secondary Plan Concept Report prepared to support this Secondary Plan.

- 5.2 All future municipal works undertaken by the Municipality within South Wheatley Secondary Plan Area shall be consistent with the policies of the Chatham-Kent Official Plan as amended by this Secondary Plan.
- 5.3 The Municipality shall prepare a monitoring program to track the implementation of the South Wheatley Secondary Plan and report on the progress of its implementation. The monitoring program should identify population and household forecasts, land use and development trends, economic conditions, the supply, demand and availability of land for development and employment purposes, the adequacy of municipal services, land costs and the state of the environment.
- 5.4 Chatham-Kent will review the policy recommendations of the South Wheatley Secondary Plan as part of the 5-year review of the Municipality's Official Plan.

6.0 General Policies

6.1 Permitted Uses

The following uses shall be permitted in all land use designations in the South Wheatley Secondary Plan:

- a. A use which is accessory to a permitted use;
- b. Legally existing uses, buildings and structures;
- c. Replacement and expansions to existing legal uses, buildings and structures in conformity with the policies of the Chatham-Kent Official Plan and this Secondary Plan;
- d. Public utilities, including water, wastewater and stormwater infrastructure;
- e. Municipal parks, public spaces and recreational facilities; and
- f. Institutional uses such as schools, places of worship, community centres, libraries and other public service buildings.

6.2 Housing Supply

- 6.2.1 In keeping with the Provincial Policy Statement (2020) the Municipality shall, within its legislative powers maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and urban growth lands designated for residential development and shall

establish a long-term servicing plan for the provision of services for all vacant residential lands within the South Wheatley Secondary Plan Area.

- 6.2.2 The policies in the Chatham-Kent Official Plan shall guide the planning of housing developments in the South Wheatley Secondary Plan Area.

6.3 Housing Options

- 6.3.1 Housing development in the Secondary Plan Area shall comprise a range and mix of housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs, and rental households.
- 6.3.2 The Municipality shall encourage a housing mix of 74% low-density dwellings (a maximum of 25 dwelling units per net residential hectare), and 26% medium-density dwellings (a maximum of 75 dwellings units per net residential hectare) over the 20-year time horizon¹.

6.4 Accessible Housing

- 6.4.1 A minimum of 5% of new affordable units and new purpose-built rental units shall be encouraged to be constructed with accessible barrier-free, universal or flex design. Housing units geared towards seniors shall be encouraged to provide accessibility features.

6.5 Affordable Housing

- 6.5.1 Affordable housing, including community housing, social housing, and other types of subsidized non-market housing units, shall be encouraged to be provided in the Secondary Plan Area. Development that includes residential in the Secondary Plan Area shall be in accordance with the affordable housing policies of the Official Plan.

6.6 Affordable Housing Incentives

- 6.6.1 To support the development of affordable housing units within the Secondary Plan Area, the Municipality shall explore potential incentives as outlined in the Chatham-Kent Housing and Homelessness Community Plan (2020-2024) and the Chatham-Kent Community Improvement Plan (CIP).

¹ Watson & Associates Economists Ltd., 2022, Development Charges Background Study.

6.7. Land Use Compatibility

- 6.7.1. The Wheatley Water Pollution Control Plant (WPCP) is located on 1st Concession Line, central to the Secondary Plan Area. A minimum separation distance of 100 metres is required between the plant property boundary and sensitive land uses (i.e., residential land uses) in accordance with the Provincial D-2 Compatibility between Sewage Treatment and Sensitive Land Use regulation².
- 6.7.2. There are currently active rural industrial sites within the South Wheatley Secondary Plan Area. Any new, proposed sensitive development which is within 1,000 metres of an existing Class 3 industrial facility, 300 metres of an existing Class 2 industrial facility, or 70 metres of an existing Class 1 industrial facility is subject to the Province's D-6 Guidelines for Land Use Compatibility (or equivalent).
- 6.7.3. Any new, proposed expansion or introduction of industrial or employment lands uses within the Secondary Plan Area, and in proximity to existing sensitive development shall also be subject to these D-6 Guidelines. Supporting studies may be required to address air, noise, vibration or other compatibility concerns.

6.8. Supporting Active Transportation

- 6.8.1. New development applications requiring a Draft Plan of Subdivision, and/or Site Plan Control, shall integrate active transportation measures appropriate to the scale of the development and demonstrate how pedestrians and cyclists can move through the community and/or site, and connect to existing active transportation infrastructure or planned infrastructure.

6.9. Archaeological Assessments

- 6.9.1. Prior to any development, an archaeological assessment shall be completed for any lands in the Planning Area in accordance with the Provincial Policy Statement and other applicable legislation.

6.10. Urban Tree Canopy

It shall be the objective of Chatham-Kent to:

² <https://www.ontario.ca/page/d-2-compatibility-between-sewage-treatment-and-sensitive-land-use>

6.10.1. Protect and enhance the natural heritage systems by promoting tree planting and tree preservation for the purpose of establishing a healthy urban tree canopy as the Secondary Plan Area develops.

6.10.2. To establish and recognize an urban tree canopy as a climate mitigation and resiliency measure as it pertains to heat waves and heat islands.

It shall be the policy of Chatham-Kent that:

6.10.3. New development applications requiring Draft Plan of Subdivision and/or Site Plan Control shall be in accordance with the tree planting requirements of the Chatham-Kent Development Standards Manual.

6.11 Site Plan Approval, Plans of Subdivision, Plans of Condominium and Severances

6.11.1 Applications for site plan approval, plans of subdivision, plans of condominium and consents to sever lands within the Secondary Plan Area shall be consistent with the policies of the Municipality's Official Plan, as amended. More specifically, applications for plans of subdivision or plans of condominium shall include supporting technical studies in the form of (but not limited to) area-specific drainage/stormwater management plans, water/wastewater servicing plans, environmental impact assessments, archaeological assessments, landscaping plans, lighting plans, and transportation impact studies.

7.0 Land Use Policies

7.1 Amendment Areas

7.1.1 **Schedule 2- Land Use Designations Structure** shows the Land Use Designations applicable to the Secondary Plan Area.

7.1.2 The Official Plan shall be amended in accordance with the land use designations shown on Schedule 2 to this Secondary Plan.

7.2 Residential Areas

It shall be the objective of Chatham-Kent to:

7.2.1 Provide for a diverse range of housing choices to ensure that the housing stock can accommodate persons of all ages and abilities, and a variety of

household types and sizes that can respond to the fluctuations in these needs.

- 7.2.2 Encourage development in the Residential Area designation that will contribute to the creation of compact, connected, and walkable/bikeable neighbourhoods with a range of community assets.
- 7.2.3 Encourage the provision of non-residential uses that are complementary to and serve the everyday needs of residential neighbourhoods, subject to the provisions of the Zoning By-law. This includes places of worship, elementary schools, neighbourhood parks/parkettes, day care centres and neighbourhood commercial uses.

7.3 Low Density Residential Policies

It shall be the policy of Chatham-Kent that:

- 7.3.1 In addition to the uses permitted within Residential Area designation in Section B.2.3.4 of the Chatham-Kent Official Plan low density residential development shall include a range of single detached dwellings, semi-detached dwellings, row house dwellings, and duplexes that have a density up to 25 units per gross hectare, exclusive of Additional Residential Units (ARUs).
- 7.3.2 Home-based businesses shall also permitted in the Residential Area in accordance with the policies in Section B.2.3.8 of the Chatham-Kent Official Plan.
- 7.3.3 The development of lands for Residential developments shall be subject to the Servicing and Phasing policies of the Secondary Plan, as well as policies in the Chatham-Kent Official Plan and the Municipality's Local Service Policies.

7.4 Medium Density Residential Policies

It shall be the policy of Chatham-Kent that:

- 7.4.1 In addition to the uses permitted within the Residential Area designation in Section B.2.3.5 of Chatham-Kent Official Plan, medium density residential development shall include residential row houses, multi-unit dwelling conversions, low-rise multi-unit dwellings/apartments, and mixed-use buildings with commercial on the ground floor. Nursing homes, and retirement homes may also be considered medium density residential developments.

- 7.4.2 Medium density residential uses shall be developed up to a maximum of 75 units per net residential hectare on full municipal services.
- 7.4.3 The maximum height for medium density residential buildings shall be four (4) storeys.
- 7.4.4 Residential developments shall be subject to the Site Plan Control By-law.
- 7.4.5 For mixed-use buildings and apartments, a small-scale convenience-retail commercial use shall be permitted on the first floor that fronts onto the street and does not exceed 1,000 sq. ft. of gross leasable floor area.
- 7.4.6 Maximum residential densities for individual multi-unit residential developments shall be established through the Zoning By-law and through Site Plan Control, based on the appropriateness, size, shape and design of individual sites.

7.5 Servicing and Phasing

- 7.5.1 The development of lands for Residential developments shall be subject to the Servicing and Phasing policies in Section 9.0 of the Secondary Plan, as well as policies in the Chatham-Kent Official Plan and the Municipality's Allocation Local Service Policy.

7.6 Neighbourhood Commercial Uses in Residential Area

- 7.6.1 Neighbourhood Commercial uses shall be permitted within the Residential Area, based on the policies in Section B.2.3.7 of the Chatham-Kent Official Plan.

It shall be the policy of Chatham-Kent that:

- 7.6.2 Neighbourhood commercial uses within residential areas shall contain no more than 16,000 sq. ft. (1,486.5 sq. m) of gross leasable floor area and an individual unit shall not exceed 5,000 sq. ft (464.5 sq. m) of gross leasable area.
- 7.6.3 The permitted neighbourhood commercial uses shall serve the day-to-day needs of the residents in the surrounding residential area. These uses shall include variety stores, business and professional offices, personal services, financial institutions, doctors' offices/medical clinics, childcare facilities and restaurants, as more specifically defined in the Zoning By-law.

- 7.6.4 Applications to amend the implementing Zoning By-law to permit a Neighbourhood Commercial Centre may be permitted in accordance with the following:
- a. the site shall have direct access to an arterial or collector road, preferably at an intersection;
 - b. the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
 - c. the site shall be adequately sized to provide for on-site parking, loading and all other required facilities;
 - d. sufficient on-site landscaping, screening and buffering shall be provided to preserve the amenities and appearance of the adjacent residential areas.
- 7.6.5 Residential units shall be permitted on the second storey of a Neighbourhood Commercial use.
- 7.6.6 Neighbourhood Commercial uses shall be subject to the Site Plan Control By-law.

7.7 Neighbourhood Commercial Centre

- 7.7.1 The Neighbourhood Commercial Centre shall be located along the extension of McLean Road. The Neighbourhood Commercial Centre designation is intended to encourage the development of small-scale retail and small-scale service establishments that would include uses serving the most frequent and everyday needs of residents of the surrounding residential area. There are also opportunities to promote the development of commercial uses related to the enjoyment of open space areas.

It shall be the objective of Chatham-Kent to:

- 7.7.2 Encourage a pedestrian focused neighbourhood commercial centre area with a vibrant, walkable streetscape that will bring the community together and provide an identity for the neighbourhood.

It shall be the policy of Chatham-Kent that:

- 7.7.3 The permitted retail and service commercial uses shall include mixed use buildings, business and professional offices, small-scale retail, personal services, live/work units, doctors' offices/medical clinics, food stores, childcare facilities, and restaurants, as more specifically defined in the Zoning

By-law. Recreational, community, and cultural facilities are also permitted. The mix of uses in the Neighbourhood Commercial Centre shall be compatible and sensitively integrated with the surrounding residential uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, lighting, shadow casting, accessibility, and visual impact.

- 7.7.4 Except where specifically permitted in the Zoning By-law, the neighbourhood commercial centre shall contain no more than 16,000 sq. ft. (1,486.5 sq. m) of gross leasable floor area and an individual unit shall not exceed 5,000 sq. ft (464.5 sq. m) of gross leasable area.
- 7.7.5 Large format retail uses are not permitted in the Neighbourhood Commercial Centre in the Secondary Plan Area.
- 7.7.6 Residential uses shall be permitted on the second storey of a Neighbourhood Commercial Centre, however shall not be permitted within the 100 metre setback from the Wheatley Water Pollution Control Plant (WPCP) property boundary.
- 7.7.7 Adequate buffering, landscaping, screening and separation distances between areas designated “Neighbourhood Commercial Centre” and areas designated “Residential Area” or otherwise used for residential purposes are required to mitigate against potential negative impacts due to noise, lighting and odours.
- 7.7.8 Surface parking lots should be screened from view from roads, open spaces, and adjacent residential areas with low fencing, architectural features, landscaping, and/or other mitigating design features.
- 7.7.9 Drive-throughs are not permitted in the Neighbourhood Commercial Centre in the Secondary Plan Area.

7.8 Highway Commercial Area

- 7.8.1 **Schedule 2** shows the Highway Commercial Area planned for the Secondary Plan Area. It is located on Erie Street South, which is the main arterial road connecting Downtown Wheatley with the Secondary Plan Area and is intended to encourage a specific range of commercial uses that cater to the needs of the travelling public.

It shall be the policy of Chatham-Kent that:

- 7.8.2 Permitted uses in the Highway Commercial Area shall include restaurants, financial institutions, service commercial uses, auto service and repair

establishments, and service and convenience retail, as more specifically defined in the Zoning By-law.

- 7.8.3 Careful attention shall be given to setbacks, orientation, lighting and screening to create a compatible environment with the adjacent residential areas. Measures to minimize the impact of traffic, noise, signs, and lighting shall be implemented, including adequate onsite landscaping, screen and buffering and their maintenance.
- 7.8.4 Gas stations are discouraged in the Highway Commercial Area.

7.9 Employment Area

- 7.9.1 **Schedule 2** shows the Employment Area planned for the Secondary Plan and is intended for a range of industrial and secondary commercial land uses.
- 7.9.2 The Secondary Plan recognizes the existing Rural Industrial uses at the intersection of Erie Street South and Pickerel Road.

It shall be the policy of Chatham-Kent that:

- 7.9.3 Permitted industrial uses in the Employment Area shall include office, research facilities, printing, processing, manufacturing, assembling, warehousing, and shipping uses, as more specifically defined in the Zoning By-law. A limited amount of retail and commercial uses, ancillary to the main permitted industrial use, shall also be permitted.
- 7.9.4 Commercial uses that are not ancillary to the primary use shall not be permitted on the lands identified as Employment Area within the Plan Area.
- 7.9.5 Careful attention shall be given to setbacks, orientation, lighting and screening to create a compatible environment with adjacent residential areas. Measures to minimize the impact of traffic, noise, signs, and lighting shall be implemented, including adequate onsite landscaping, screen and buffering and their maintenance.
- 7.9.6 For lands located in the southeast corner of Erie Street South and Pickerel Road, (Presteve Foods Limited), notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:
 - a. Proposals to expand the existing use will be reviewed under the policies of Section 6.3.3.10 of the Chatham-Kent Official Plan.
- 7.9.7 In accordance with subsection 5.1 of this Plan, development applications for lands designated Employment Area shall not be considered for approval until

the necessary environmental, water and wastewater servicing, transportation, and land use compatibility studies have been completed and approved by the Municipality, Lower Thames Valley and/or Essex Region Conservation Authorities.

- 7.9.8 The development of lands for Employment Area developments shall be subject to the Servicing and Phasing policies in Section 9.0 of the Secondary Plan, as well as policies in the Chatham-Kent Official Plan and the Municipality's Allocation Local Service Policy.

7.10 Open Space/Conservation Lands

- 7.10.1 **Schedule 2** shows the Open Space/Conservation Lands planned for the Secondary Plan Area. These areas are intended for conservation, natural environment rehabilitation, and environmental protection (including hazard lands) uses, and may include active or passive public recreation. The boundaries for the open space/conservation lands shown **Schedule 2** are conceptual and approximate. The exact boundaries will be refined through the draft plan of subdivision process without requiring an amendment to this plan.
- 7.10.2 The Open Space/Conservation Lands shall incorporate active and passive recreation with linkages to the West Two Creeks Provincially Significant Wetland (eastern portion of the Secondary Plan Area) and a stormwater management system (central to the Secondary Plan Area), in the form of a linear green corridor leading towards the Municipality's shoreline.
- 7.10.3 The Open Space/Conservation Lands designation as shown on **Schedule 2** to the Secondary Plan Area includes four main components:
- i. Provincially Significant Wetlands (PSWs) - The banks of the West Two Creeks PSW along the eastern extent of the Plan Area;
 - ii. Woodlands – The Fresh-Moist Oak-Maple-Hickory Deciduous Forest Ecosite is located adjacent to the West Two Creeks PSW. This woodland is greater than two (2) hectares in size and is considered a significant woodland in Chatham-Kent;
 - iii. Parkland – The general locations are intended to provide a continuous active transportation network and an opportunity to integrate naturalized stormwater management infrastructure; and
 - iv. Stormwater Management facilities – The specific configuration of these facilities will be determined during the development approvals process,

however as identified on **Schedule 2** will be generally located within the Wheatley Waste Water Treatment Plant buffer and along the Detan Drain.

It shall be the objective of Chatham-Kent to:

- 7.10.4 Protect potential natural wildlife corridors through the development review process. While development is encouraged in order to sustain local businesses, encourage tourism and bring new residents into the community, the municipality also has an interest in sustaining the health of the local environment and important ecological processes for the long term.

It shall be the policy of Chatham-Kent that:

- 7.10.5 In areas designated as Open Space/Conservation Lands on **Schedule 2** of the Secondary Plan, the predominant use of land shall be for conservation, public outdoor recreation and for stormwater management purposes.
- 7.10.6 Lands designated Open Space/Conservation Lands that are in private ownership shall not be interpreted to be free and open to the general public. Further, it shall not be interpreted that the lands will be purchased by the Municipality or any other public agency.
- 7.10.7 Where new development is proposed on a site, part of which is designated Open Space/Conservation Lands, those lands shall not be considered to be acceptable as part of the dedication for parkland purposes as required by the Planning Act, unless agreed to by the Municipality.
- 7.10.8 As a condition of the draft plan of subdivision approval, developers shall grade and seed with grass all open-space areas where natural heritage features are not present. Where the grade of any open-space area is of a slope of 4:1 or steeper, the area shall be planted in a self-sustaining manner with native vegetation. Where a watercourse is part of an open-space area, a buffer strip on both sides of the watercourse shall also be planted in a self-sustaining manner with native riparian vegetation. The nature, extent and timing of improvements shall be determined by the Municipality through the subdivision agreement.

7.11 Provincially Significant Wetlands (PSWs)

- 7.11.1 Portions of the South Wheatley Secondary Plan Area are identified as Provincially Significant Wetlands. Refer to the Chatham-Kent Official Plan policies pertaining to Provincially Significant Wetlands. No policies or permissions of this Secondary Plan shall take precedence over the significant

wetland policies contained in the Chatham-Kent Official Plan. In the event of a policy conflict, the parent policies of the Official Plan shall take precedence.

7.12 Woodlands

- 7.12.1 Portions of the South Wheatley Secondary Plan Area are identified as Woodlands. Refer to the Chatham-Kent Official Plan policies pertaining to significant woodlands. No policies or permissions of this Secondary Plan shall take precedence over the significant woodland policies contained in the Chatham-Kent Official Plan. In the event of a policy conflict, the parent policies of the Official Plan shall take precedence.
- 7.12.2 The woodlands shall be maintained primarily as a nature preserve. Standards for public access, construction of trails, and maintenance of the West Two Creeks as it flows along the woodlands, shall be modified to reflect the goal of protecting the natural features and functions of this area.
- 7.12.3 The open space designation applied to the woodland shall encompass lands up to and including the drip line of the existing tree communities.

7.13 Parkland

- 7.13.1 All lands dedicated for parkland shall be in a condition suitable for development as a public recreation area in accordance with the standards of the Municipality.
- 7.13.2 Neighbourhood Parks are the primary park venues to satisfy the basic open space and recreation requirements of the Municipality. Neighbourhood parks shall serve the adjacent residential areas through amenities such as playgrounds, basketball pads, baseball diamonds, tennis courts, picnic areas and passive seating areas.
- 7.13.3 **Schedule 2** shows the areas planned for Neighbourhood Parks and Open Spaces. The boundaries for the neighbourhood parks and open space lands shown on Schedule 2 are conceptual and approximate. The exact boundaries will be refined through the draft plan of subdivision process without requiring an amendment to this plan.
- a. A Neighbourhood Park shall be located near the Neighbourhood Hub. This public park shall be integrated with the stormwater management facility north of the Wheatley Water Pollution Control Plant (WPCP) and will provide an opportunity to develop a naturalized stormwater management conveyance through the park to outlet to the Two Creeks PSW;

- b. A Neighbourhood Park shall be located south of 1st Concession Line (west of Mclean Road). This public park is co-located with the stormwater management facility south of 1st Concession Line; and
 - c. An Open Space area is envisioned along the watercourse upstream of the Detan Drain.
- 7.13.4 Public outdoor recreation shall include passive uses such as walking, jogging, bicycling and picnicking, and it may include the installation of playground equipment.
- 7.13.5 Paved multi-use trails will be constructed within the open space system as shown on **Schedule 3** of the Secondary Plan. Final locations will be dependent on the final design of the stormwater management facility and roadway alignments as approved by the Municipality.
- 7.13.6 The multi-use trails shall provide linkages to existing and future trails to ensure that residents are within a short walking or biking distance from an open space. These linkages also encourage daily physical activity and creates a central focus and gathering space for the community.
- 7.13.7 The installation of walkways and pedestrian/bicycle paths in the open-space system shall take place prior to the construction of any dwelling units in the immediate vicinity. The precise timing and phasing of pedestrian and bicycle paths and walkways construction will be dealt with through the subdivision agreement.

7.14 Stormwater Management Facilities

- 7.14.1 Stormwater management shall be consistent with the land use plan shown on **Schedule 2** of the Secondary Plan. The boundaries for the stormwater management facilities shown on Schedule 2 are conceptual and approximate. The exact boundaries will be refined through the draft plan of subdivision process without requiring an amendment to this plan. The final design will be subject to stormwater management plans and servicing reports prepared by the developer for development approvals.
- 7.14.2 Storm water management facilities shall be designed as naturalized storm water management facilities that are integrated in the parks/trail network, with a maximum slope, riparian vegetation, and engineered to function as a wet pond.

- 7.14.3 The Municipality shall encourage innovative measures to help reduce the impacts of urban run-off and maintain base groundwater flow. Such measures may include bioswales, permeable pavers, rain barrels, and green roofs.
- 7.14.4 Any above ground stormwater management conveyance systems (i.e., not pipes) shall be designed and constructed as naturalized systems (i.e., bioswales).
- 7.14.5 Appropriate signage shall also be provided directing people away from the ponds as well as providing information on the SWM design, and their purpose, and that maintenance will be undertaken by the municipality to ensure that the primary function (i.e. storage and timed release of stormwater) will not be compromised or diminished over time.
- 7.14.6 Conveyance of municipal servicing infrastructure for stormwater management shall be made in conjunction with the registration of the phase of a plan of subdivision within which they are located, unless otherwise noted.

7.15 Environmental Impact Statements

It shall be the policy of Chatham-Kent that:

- 7.15.1 On lands where a minimum buffer setback has not been established between a recognized environmental feature and a proposed development, an Environmental Impact Statement (EIS) shall be required. The Environmental Impact Statement shall be undertaken by qualified professionals and prepared in accordance with the scoped EIS terms of reference contained in **Appendix A** of this Plan. A peer review of the Environmental Impact Study shall be required by the Municipality of Chatham-Kent by a qualified professional at the expense of the proponent to determine its acceptability.

7.16 Coordination with Agencies

It shall be the objective of Chatham-Kent to:

- 7.16.1 Work with the Ministry of Environment, Conservation, and Parks (MECP), the Lower Thames Valley Conservation Authority (LTVCA), and the Essex Region Conservation Authority (ERCA), or any other relevant regulatory agency, to ensure that the policies of the Chatham-Kent Official Plan and the South Wheatley Secondary Plan are implemented.

7.17 Public Facility Area

Section B.2.9 of the Chatham-Kent Official Plan identifies the planned function and permitted uses within the Public Facility designation. The Public Facility Areas shown on **Schedule 2** of the Secondary Plan include the Wheatley Water Pollution Control Plant (WPCP) and the Wheatley Water Treatment Plant.

7.18 Community Design

It shall be the policy of Chatham-Kent to:

- 7.18.1 Ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, and to achieve the desired quality of design and character of the built and open space environments. In addition, the community design policies and guidance is intended to set a framework for future development, and to protect the existing and future natural assets to realize a natural heritage system of linked natural areas.
- 7.18.2 New development shall support the protection and conservation of existing natural features, the maintenance of existing ecological functions and the creation of new environmental features to support high quality living environments, a healthy and expansive urban tree canopy, an enhanced trail network, place-making and climate resilience for current and future generations.
- 7.18.3 Public spaces shall be located close to the street and be connected to new and enhanced pedestrian networks.

7.19 Public Spaces

- 7.19.1 Public spaces shall be designed to be barrier free and to include a mix of design elements, including but not limited to enhanced landscaping, shade trees, ample seating, and public art.
- 7.19.2 Planning for potential new public spaces shall be consistent with the policies of Section 4.7 of the Chatham-Kent Official Plan. In addition to these policies, the following guidelines are provided to support planning for open spaces within the Plan Area:
 - a. Expand upon existing natural features through the integration of parks, stormwater management facilities, active transportation infrastructure, and open spaces;

- b. Select native, drought-tolerant, pest and disease resistant species for vegetation and use low maintenance design techniques;
- c. Ensure that parks and open spaces are placed and sized appropriately;
- d. Ensure that parks are open spaces are located close to the street, feature prominent street frontage, and pedestrian network;
- e. Accommodate multi-modal transportation through amenities such as sheltered bike racks, water fountains and washroom facilities;
- f. Ensure that there are appropriate setbacks from residential properties as well as adequate street frontage;
- g. Encourage an appropriate balance of active and passive recreational uses; and
- h. Ensure that open space and parks shall be designed to be barrier free.

7.20 Neighbourhood Hub

- 7.20.1 The Secondary Plan envisions a Neighbourhood Hub adjacent to McLean Road that can include commercial uses to service day-to-day needs as well as mixed use medium density residential uses. It will be easily accessed through the multi-use trails and open space linkages. The Neighbourhood Hub will be a privately owned but publicly accessible space.
- 7.20.2 The centralized Neighbourhood Hub should be designed to be barrier free and to include a mix of design elements, including but not limited to enhanced landscaping, shade trees, ample locations for seating, and public art.

8.0 Mobility Network Structure

8.1 Goals and Objectives

- 8.1.1 **Schedule 3 shows** the Mobility Network Structure envisioned for the Secondary Plan Area. It illustrates essential connections and additional connection points that can be further refined through the draft plan of subdivision process. Implementation of this Structure shall occur in accordance with the following objectives:
 - a. To support a full range of transportation modes, with increased connectivity to Downtown Wheatley and natural heritage areas.

- b. To encourage a “Complete Streets” approach for the design and improvements to existing streets and proposed new streets. This includes features to support pedestrians and cyclists; and
- c. That active transportation infrastructure shall provide continuous facilities and connectivity to multi-use trails, parks, schools, recreational facilities, on-street cycling network, and transit stops.

8.2 Street Reconfigurations and Extensions

The Secondary Plan road network is depicted on **Schedule 3** with the following new/upgraded arterial road and collector road network to accommodate growth:

- 8.2.1 McLean Road upgrade as per the Chatham-Kent Transportation Master Plan Update (2020) which includes an upgrade to an urban collector, “Complete Streets” standard and an extension north from 1st Concession Line.
- 8.2.2 Upgrade to 1st Concession Line as per the Chatham-Kent Transportation Master Plan Update (2020).
- 8.2.3 Consideration of north-south connectivity through the unopened ROW off of 1st Concession Line between the existing warehouses.
- 8.2.4 A design process shall be initiated for intersection control at McLean Road and Erie Street South.
- 8.2.5 Consideration of a new connection to Erie Street South and the northern extent of the Plan Area.
- 8.2.6 A design process shall be initiated by the Municipality for enhanced traffic control at the intersection of Pickerel Road, 1st Concession Line, and Erie Street South.

8.3 Local Road Connections

- 8.3.1 New local road connections are required to facilitate development and access. Local roads that are constructed to the north and south of 1st Concession Line and McLean Road shall be aligned. Additional detailed alignments and locations of local streets and private laneways shall be determined through further engineering studies and through the development review process.

8.4 Active Transportation Network and Improvements

- 8.4.1 New development shall adhere to the policies outlined in the Chatham-Kent Official Plan Section 2.4.5 Recreational Trails and Active Transportation Networks.
- 8.4.2 The network improvements depicted on **Schedule 3** are intended to be constructed in conjunction with the phasing of adjacent developments. The Municipality may seek the cooperation of the developer to establish additional linkages in advance of development. These interventions should be considered throughout the development process.
- 8.4.3 The installation of walkways and multi-use trails in the open-space system shall take place prior to the construction of any dwelling units in the immediate vicinity. The precise timing and phasing of multi-use trails and walkways construction shall be dealt with through subdivision agreements.

8.5 Multi-use Trails

- 8.5.1 Multi-use trails shall provide adequate amenities, such as seating, trash receptacles, and lighting.
- 8.5.2 Multi-use trails shall provide safety, security and comfort for all trail users and should adhere to the principles of Universal Design and follow AODA standards.
- 8.5.3 Safe crossings shall be provided wherever multi-use trails intersect with the road network with adequate signaling and changes in colour or materials to indicate priority crossings.
- 8.5.4 Trails shall provide connections to natural heritage areas and allow users to experience the various natural heritage features of the Secondary Plan Area.
- 8.5.5 Multi-use use trails shall be designed, constructed and maintained with sustainability in mind and to minimize disruptions to environmentally sensitive areas.
- 8.5.6 Private development shall be encouraged to provide facilities such as bicycle parking that are appropriately designed and properly located.
- 8.5.7 Street signage and pavement markings shall be used to identify active transportation networks and recreational trails. Standard wayfinding signage shall be used to identify key connections and mark distances between multi-use trails and key site features (e.g., parks, bike facility connections, etc.).

- 8.5.8 As depicted on **Schedule 3**, a multi-use trail shall be developed to provide east-west connectivity from the West Two Creeks PSW to the stormwater management facility north of the Wheatley Water Pollution Control Plant (WPCP). Final locations shall be dependent on the final design of the stormwater management plan and roadway alignments as approved by the Municipality.
- 8.5.9 A multi-use trail shall be developed adjacent to the woodlands that are located along the West Two Creek PSW. The multi-use trail shall extend from 1st Concession Line to the northern extent of the Plan Area, and will include a connection and extension to Erie Street South. There shall be a minimum of four (4) connections points to the residential areas or every 200 metres or so.
- 8.5.10 A multi-use trail shall be developed through to Detroit Line and over the Detan Drain. Final locations shall be dependent on the final design of the stormwater management plan and roadway alignments as approved by the Municipality.
- 8.5.11 Multiple east-west points of connectivity shall be developed along the woodlands to be refined during development approvals.

8.6 Bike Lanes

- 8.6.1 A bike lane shall be developed to provide east-west connectivity on 1st Concession line from Erie Street South to Woodland Road.
- 8.6.2 A bike lane shall be developed to provide north-south connectivity on Pickerel Road.
- 8.6.3 A bike lane shall be developed through the unopened ROW off of 1st Concession Line between the existing warehouses to provide north-south connectivity.

8.7 Complete Streets

- 8.7.1 A complete street shall be developed to provide north-south connectivity on Mclean Road from 1st Concession to Erie Street South in accordance with the requirements outlined for “complete streets” in Chatham-Kent’s Development Standards Manual.
- 8.7.2 A complete street will provide safe and efficient movement of pedestrians of all ages and abilities, cyclists and motorists.
- 8.7.3 The design will consider the needs of the community and may include space for other street elements, such as trees and landscaping, green infrastructure, stormwater management, multi-use pathways, bikes lanes or any other elements as determined by the Municipality.

- 8.7.4 The precise design and implementation of a complete street shall be determined through the subdivision process and final approval by the Municipality.

8.8 Public Walkways and Sidewalks

- 8.8.1 New development shall include pathways and footbridges at appropriate locations to facilitate direct and convenient pedestrian access throughout the Residential Areas and prevent circuitous pedestrian routes to major roads and activity areas.
- 8.8.2 New development shall include the provision of sidewalks in or adjacent to new development in accordance with the Chatham-Kent Development Standards Manual.

9.0 Infrastructure Policies

9.1 Local Servicing

- 9.1.1 The determination of new infrastructure to be undertaken as part of new developments within the Secondary Plan Area shall be the responsibility of the developers, informed by the Servicing Strategy for South Wheatley, and determined during the development planning and approval process.
- 9.1.2 The costs associated with new infrastructure shall be applied in accordance with the Local Service Policy. Specific cost-share arrangements may need to be considered given that there are services to existing development and potentially new services that will benefit lands outside of the Secondary Plan Area.

9.2 Development Application and Servicing Requirements

- 9.2.1 Development applications must include the submission of supporting information identified in the pre-application consultation process, as outlined in Section 6.4.4 of the Official Plan.
- 9.2.2 New development applications are required to utilize full municipal services, or phasing of development based on the logical build out of servicing infrastructure.
- 9.2.3 Conveyance of municipal servicing infrastructure for stormwater management shall be made in conjunction with the registration of the phase of a plan of subdivision within which they are located, unless otherwise agreed upon during the Draft Plan of Subdivision approvals process.

10.0 Phasing and Financial Tools

10.1 Phasing

- 10.1.1 The phasing of all new infrastructure shall be dependent on the timing of applications for development submitted from the property owners.
- 10.1.2 Municipal Council may pass a Holding Zone by-law and use the holding (H) symbol in conjunction with any zone in the zoning by-law. The holding (H) symbol specifies that the development of these lands is considered premature or inappropriate for immediate development. Refer to the Chatham-Kent Official Plan for Holding Zones policies. (Chatham-Kent Official Plan, Section 6.3.3.14)

10.2 Development Charges

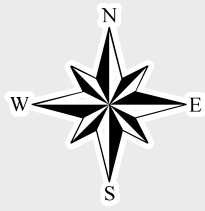
- 10.2.1 All development shall be subject to the Development Charges as adopted by the Municipality.

10.3 Parkland Dedication

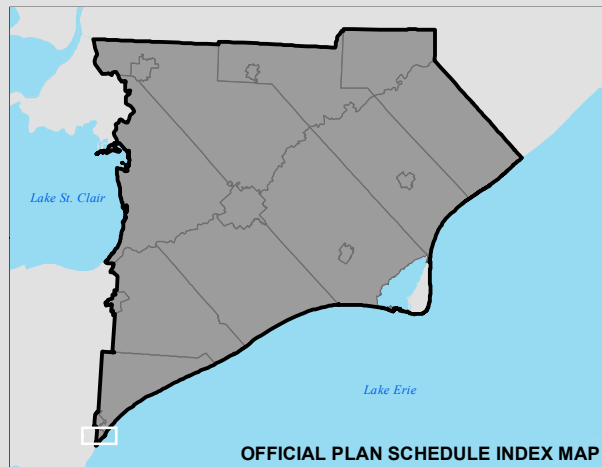
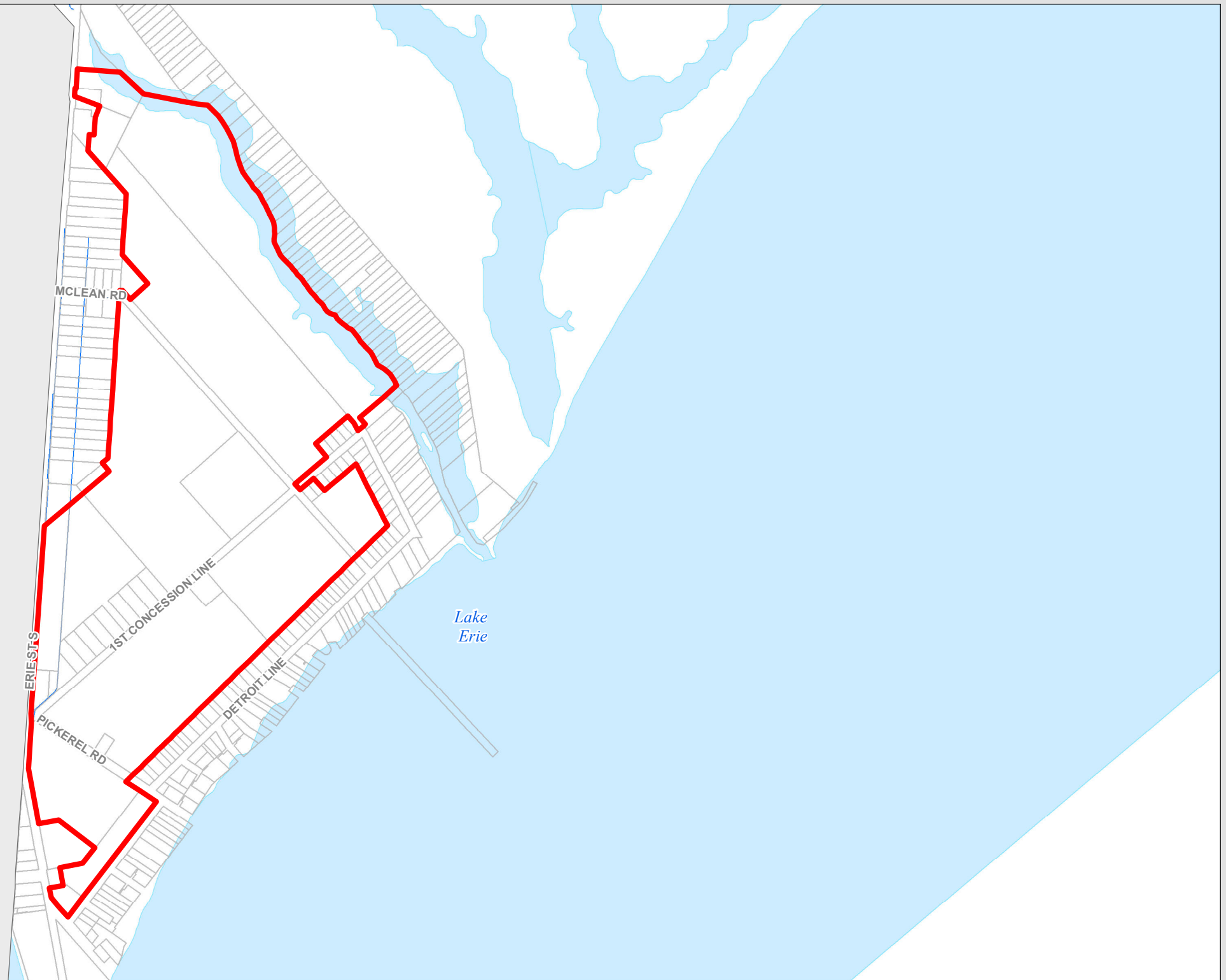
- 10.3.1 In accordance with the Planning Act and the Chatham-Kent Official Plan (Policy 4.7.2.10), parkland dedication policies shall apply as a condition to any development or redevelopment approval.

Schedules

Schedule 1: Location and Boundary of Secondary Plan







COUNTY
OF ESSEX



OFFICIAL PLAN SCHEDULE INDEX MAP

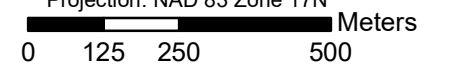
Legend

-  Secondary Plan Area
-  Property Parcels
-  Waterbody
-  Water Course

**SOUTH WHEATLEY SECONDARY PLAN
SCHEDULE 1: SECONDARY PLAN AREA**

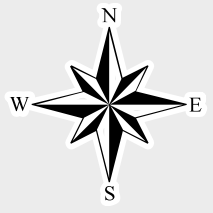


Date Printed: April 23, 2024
Projection: NAD 83 Zone 17N

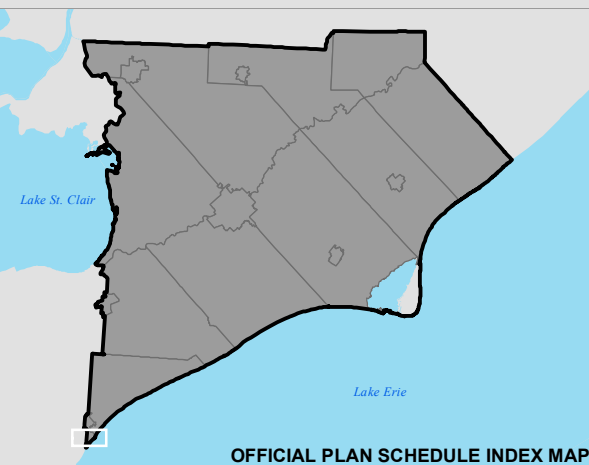


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Schedule 2: Land Use Designations Structure



COUNTY OF ESSEX



Legend

- Secondary Plan Area
- Property Parcels
- Waterbody
- Potential Area of Influence
- Sanitary Sewage Treatment Works

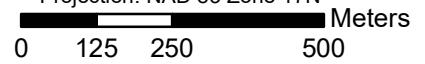
Land Use Designations

- Residential
- Neighbourhood Commercial Centre
- Highway Commercial
- Employment Area
- Public Facility
- Open Space / Conservation Area
- Provincially Significant Wetlands (PSW)

**SOUTH WHEATLEY SECONDARY PLAN
SCHEDULE 2:
LAND USE DESIGNATIONS STRUCTURE**

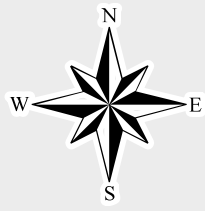


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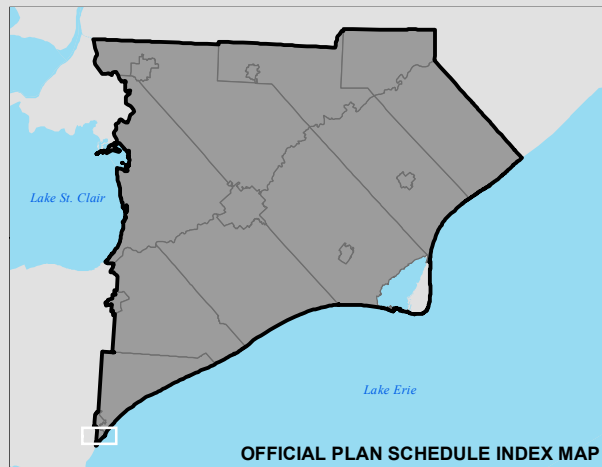
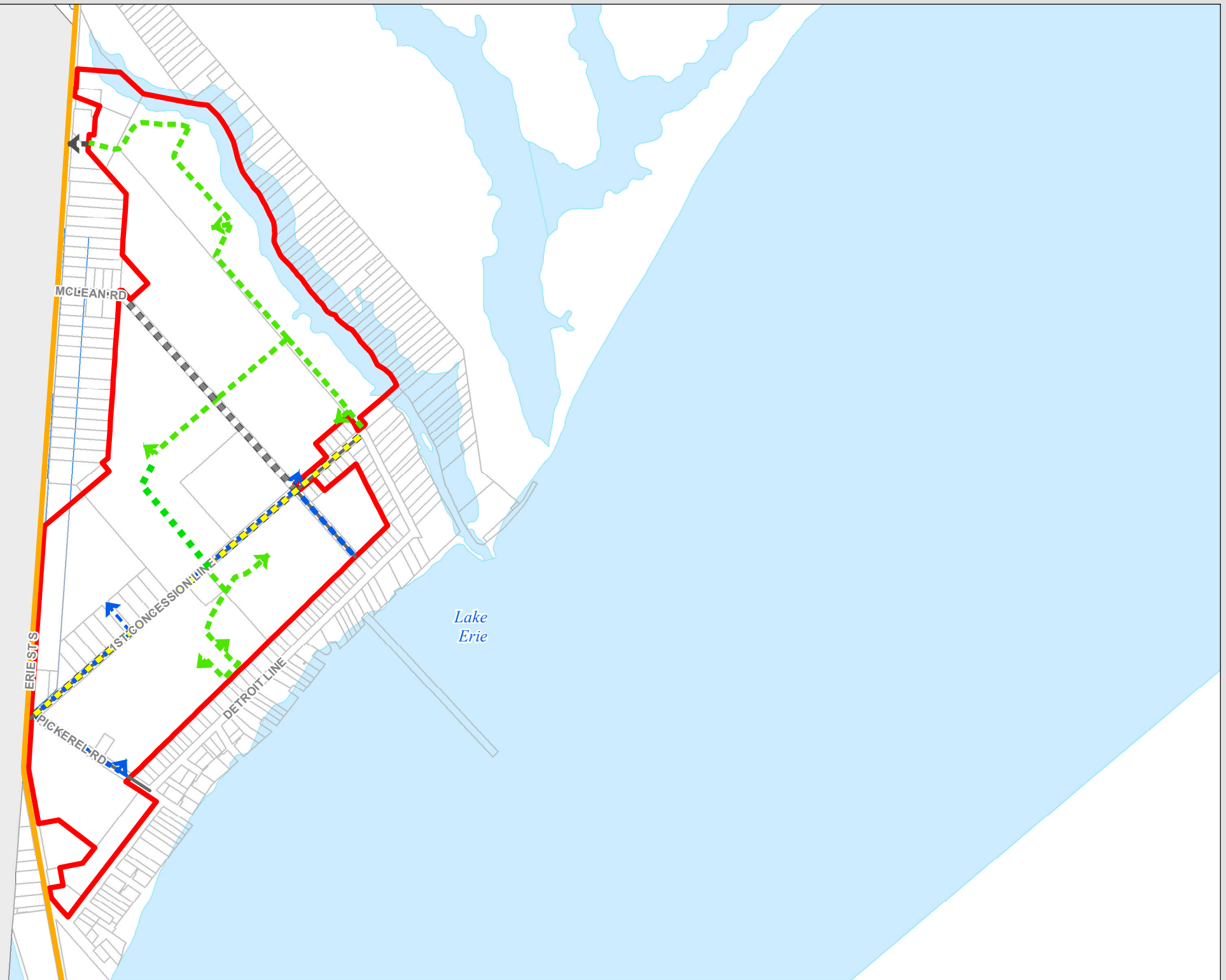


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Schedule 3: Mobility Network Structure



COUNTY OF ESSEX



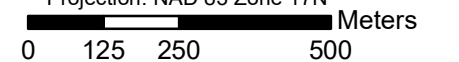
Legend

- | | | |
|---------------------|-------------------------|--------------------------------------|
| Secondary Plan Area | Existing: | Implementation: |
| Property Parcels | Existing Local Road | Proposed Local Road Connection |
| Waterbody | Existing Urban Arterial | Complete Streets |
| | | Proposed Road Upgrade |
| | | Multi-Use Trail |
| | | Multi-Use Trail Suggested Connection |
| | | Bike Lane |
| | | Bike Lane Suggested Connection |

**SOUTH WHEATLEY SECONDARY PLAN
SCHEDULE 3:
MOBILITY NETWORK STRUCTURE**



Date Printed: April 23, 2024
Projection: NAD 83 Zone 17N



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