

**Municipality Of Chatham-Kent**  
**Community Development**  
**Planning Services**

**To:** Mayor and Members of Council  
**From:** Ryan Jacques, MCIP, RPP  
Director, Planning Services  
**Date:** January 6, 2021  
**Subject:** Zoning By-Law Amendment – Bloomfield Business Park

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**Recommendation**

It is recommended that:

1. Zoning by-law amendment File D-14 C/53/20/C pertaining to lands within the Bloomfield Business Park, to:
  - a. Add a new Definition for “Automobile Sales and Service Establishment, Commercial”; and,
  - b. Add “Automobile Sales and Service Establishment, Commercial” as a permitted use in the Prestige Industrial (M4) Zone and Light Industrial (M5) Zone,

be approved, and the implementing by-law be adopted.

**Background**

On October 21, 2019, Council approved the sale of approximately 4.8 acres of land in the Bloomfield Business Park to Lawson Properties Inc. Under the banner Expressway Trucks, Lawson Properties Inc. plans to utilize the property for the sale/lease of light duty, medium duty and heavy duty new and used trucks; the repair of same; sale of truck parts, both retail and wholesale; and related uses. Expressway Trucks is one of Southwestern Ontario’s leading medium and heavy truck sales and service provider with locations in Ayr (Waterloo), London and Windsor.

The Municipality agreed to rezone the property to permit the proposed use as a condition of the sale. To fulfil this obligation, it is being recommended that the zoning of the Bloomfield Business Park be amended to permit this use.

## **Comments**

To enhance opportunity for business in Chatham-Kent it is proposed to expand the permitted uses in the Bloomfield Business Park, specifically the Prestige Industrial Zone (M4) and Light Industrial Zone (M5). The expanded uses will include the sale or lease of light duty, medium duty and heavy duty new and used trucks, the repair of same, and the sale of truck parts, both retail and wholesale, and related uses. This proposal does not include the sales and service of personal or farm vehicles.

## **Official Plan**

Chatham-Kent has established the Bloomfield Business Park as an economic gateway into the Municipality in the Highway 401 Corridor. The Highway 401/Bloomfield Road Business Park is a municipally serviced prestige business park, which enables Chatham-Kent to be competitive with other corridor municipalities in the industrial land market. The proposed use is supported at this location as an opportunity for Chatham-Kent to respond to the increasing regional demand for shipping and logistics enterprise.

## **Zoning By-law**

It is recommended that a new definition be added to the Zoning By-law to define the proposed use, and that this use be added to the permitted uses in the Prestige Industrial Zone (M4) and Light Industrial Zone (M5). The proposed definition is:

*“Automobile Sales and Service Establishment, Commercial” means a lot, building or structure where the business of selling new and used commercial vehicles and a is conducted, and may include the display, storage and sale of such commercial vehicles; the storage and sale of automobile accessories and related products; offices, show rooms and sales rooms; the leasing or renting of commercial vehicles; the servicing, washing, repairing, cleaning, polishing, painting of commercial vehicles; where such uses are incidental to the main use but shall exclude temporary sales trailers as offices or premises; the selling of passenger vehicles not for commercial use; the selling of farm vehicles.*

The Zoning By-law defines a commercial vehicle as:

*“Commercial Vehicle” means a motor vehicle exceeding a registered gross vehicle weight of 4,000 kg rating and includes tractors used for hauling purposes on the highways with or without a trailer attached.*

## **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

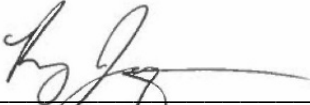
**Consultation**

There was no consultation required for this report.

**Financial Implications**

The Municipality has an opportunity to receive proceeds from the sale of land resulting from the recommendation.

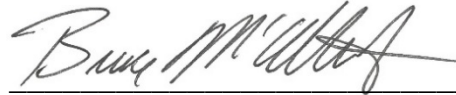
Prepared by:



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Ryan Jacques, MCIP, RPP  
Director, Planning Services

Reviewed by:



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Bruce McAllister, MCIP, RPP  
General Manager  
Community Development

Attachment: By-law to Amend Zoning By-law 219-2009

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Business Park RTC.docx

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. \_\_\_\_-2021

A BY-LAW TO AMEND ZONING BY-LAW 216-2009

OF THE MUNICIPALITY OF CHATHAM-KENT

(Bloomfield Business Park)

WHEREAS the Council of the Municipality of Chatham-Kent enacted By-law 216-2009 to regulate the use of land and the character, location and use of buildings and structures in the Municipality of Chatham-Kent on December 14, 2009 (Zoning By-law);

AND WHEREAS Council has determined that certain amendments be made to By-law 216-2009 pursuant to Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13, as amended, to amend certain regulations related to the Bloomfield Business Park;

AND WHEREAS the proposed amendments and updates to Zoning By-law 216-2009 conform with the general intent and purpose of the Municipality of Chatham-Kent Official Plan;

AND WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990 Chapter P. 13, as amended, to pass amendments to the Zoning By-law;

NOW THEREFORE BE IT AND IT IS HEREBY ENACTED AS By-law No. \_\_\_\_-2021 of the Corporation of the Municipality of Chatham-Kent:

1. That Section 3 – Definitions, of By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by:

1.1 Adding the following definition of “Automobile Sales and Service Establishment, Commercial”:

*“Automobile Sales and Service Establishment, Commercial” means a lot, building or structure where the business of selling new and used commercial vehicles and a is conducted, and may include the display, storage and sale of such commercial vehicles; the storage and sale of automobile accessories and related products; offices, show rooms and sales rooms; the leasing or renting of commercial vehicles; the servicing, washing, repairing, cleaning, polishing, painting of commercial vehicles; where such uses are incidental to the main use but shall exclude temporary sales trailers as offices or premises; the selling of passenger vehicles not for commercial use; the selling of farm vehicles.*

2. That Section 5 – Zones, of By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by:

2.1 Amending Section 5.17 – Prestige Industrial Zone (M4), by:

2.1.1 Amending Section 5.17.1 – Uses Permitted, by adding the following Subsection (c) after Subsection (b) Advanced Technology Industry:

Automobile Sales and Service Establishment, Commercial

2.2 Amending Section 5.18 – Light Industrial Zone (M5), by:

2.2.1 Amending Section 5.18.1 – Uses Permitted, by adding the following Subsection (c) after Subsection (b) Advanced Technology Industry:

Automobile Sales and Service Establishment, Commercial

3. Amending all references to Zones, Definitions, Sections, Subsections, Provision Numbers, and Schedule Numbers, as amended by this by-law.

THIS By-law shall come into force and effect upon the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990 Chapter P. 13, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this 18th day of January, 2021.

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MAYOR – Darrin Canniff

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CLERK – Judy Smith