

**Municipality Of Chatham-Kent**

**Community Development**

**Planning Services**

**To:** Mayor and Members of Council

**From:** Ryan Jacques, MCIP, RPP  
Director, Planning Services

**Date:** May 10, 2021

**Subject:** Applications for Consent & Zoning By-law Amendment  
PL202100110 – Mark & Lori Ann Herman  
4706 & 4708 Tecumseh Line, Community of Tilbury East (West Kent)

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**Recommendations**

It is recommended that:

1. Consent application File B-62/21 to sever two (2) surplus dwellings (4706 & 4708 Tecumseh Line), four (4) outbuildings, and two (2) silos on a new lot, approximately 2.15 ha (5.32 ac.) in area, shown as Part 1 on the applicant's sketch, in Part of Lot 7, Concession 2, in the Community of Tilbury East, be approved, subject to the following conditions:
  - a) that the Chatham-Kent Zoning By-law be amended to:
    - i) rezone the residential surplus dwelling lot to a site-specific Agricultural-1477 (A1-1477) Zone that permits two (2) surplus dwellings on a lot greater than 0.8 ha (1.98 ac.); and,
    - ii) rezone the retained parcel to a site-specific Agricultural-1 (A1-1) Zone to prohibit future dwellings.
  - b) that the applicant pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;
  - c) that all outstanding local improvement charges be paid in full to the satisfaction of the Municipality, and that the applicant provide documentation confirming the payment;
  - d) that the severed and retained parcels be transferred to Soiex Farms Inc., as outlined in the agreement of purchase and sale dated March 2, 2021;

- e) that the applicant demonstrate the septic systems on the severed parcel are functioning in accordance with Municipal Protocol;
  - f) that all outstanding local improvement charges be paid in full to the satisfaction of the Municipality, and that the applicant provide documentation confirming the payment;
  - g) that a hard copy and AutoCAD.dwg version of the final reference plan projected to the NAD 83/UTM Zone 17N coordinate system be submitted to the Municipality; and,
  - h) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies). It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed for the issuance of the Certificate (stamping of deeds).
2. Zoning By-law Amendment application File D-14 Tl/24/21/H be approved and the implementing by-law be adopted.

### **Background**

The subject property is located on the south side of Tecumseh Line, west of Jeannette's Creek, in the Community of Tilbury East (Roll No. 3650 060 001 15800). The lands are approximately 28.85 ha (71.30 ac.) in area and contain two (2) single detached dwellings, four (4) outbuildings, and two (2) silos. The subject property is designated Agricultural Area in the Chatham-Kent Official Plan and zoned Agricultural (A1). A key map showing the location of the subject property is attached as Appendix A. Pictures showing the subject property and surrounding area are attached as Appendix B.

The application is proposing to create a residential surplus dwelling lot, approximately 2.15 ha (5.32 ac.) in area, shown as Part 1 on the applicant's sketch, attached as Appendix C. The surplus dwelling lot will contain the two (2) existing dwellings, outbuildings and silos. The retained farm parcel will be approximately 26.70 ha (65.98 ac.) in area.

To implement the proposed Consent, a Zoning By-law Amendment is required to:

- i) rezone the severed parcel to a site specific Agricultural-1477 (A1-1477) Zone to permit two (2) surplus dwellings on a lot size greater than 0.8 ha (1.98 ac.); and,
- ii) rezone the retained parcel to a site specific Agricultural-1 (A1-1) Zone to prohibit future dwellings.

It has been verified that the prospective purchaser owns additional acreage in the area and maintains a dwelling and base of farming operation at 4488 Mint Line, in the Community of Tilbury East. This property renders the dwelling on the subject property surplus to the needs of this farming operation.

## **Comments**

### **Provincial Policy Statement (PPS)**

The proposed surplus dwelling severance is consistent with Section 2.3.4.1(c) of the PPS and does not raise any issues of provincial interest.

### **Official Plan**

The proposed surplus dwelling severance has been reviewed under the policies of the Chatham-Kent Official Plan. It has been specifically reviewed under Section 3.10, Agricultural Area Policies, and Section 6.3.3, Planning Tools (Consent and Zoning By-law), and generally meets these policies.

The proposed surplus dwelling severance is consistent with Section 3.10.2.18.2(b) of the Official Plan. The proposed severed lot is of sufficient area to accommodate the two (2) existing dwellings, outbuildings, silos, and septic systems. There is no shared drainage and both the proposed severed and retained parcels will maintain separate access from an improved public road. It has also been verified there is one local improvement charge associated with the subject property expiring in 2021. This charge has been dealt with as a condition of Consent.

Overall, there is negligible impact to lands currently under agricultural production.

### **Zoning By-law**

To implement the proposed Consent, a Zoning By-law Amendment is required to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, to:

- i. rezone the severed parcel to a site specific Agricultural-1477 (A1-1477) Zone to permit two (2) surplus dwellings on a lot size greater than 0.8 ha (1.98 ac.), and,
- ii. rezone the retained parcel to a site specific Agricultural-1 (A1-1) Zone to prohibit future dwellings.

The Chatham-Kent Zoning By-law contains provisions under the Agricultural (A1) Zone that are specific to a surplus dwelling severance. These provisions include permitting a single detached dwelling on a lot created as a result of Consent with an area of 0.8 ha (1.98 ac.) or less. These provisions also prohibit any future dwelling on the remnant parcel.

As described above, the proposed severance will create a new 2.15 ha (5.32 ac.) residential surplus dwelling lot. The proposed severed parcel includes the two (2) existing dwellings, associated outbuildings and silos. Due to the area of the property occupied by the dwellings, outbuildings and silos, the lot requires an area greater than 0.8 ha (2 ac.).

Therefore, a Zoning By-law Amendment is required to implement the surplus dwelling

severance by rezoning the severed lot to a site-specific Agricultural-1477 (A1-1477) Zone that recognizes two surplus dwellings on a lot size greater than 0.8 ha (1.98 ac.). To implement the direction of the Provincial Policy Statement and Official Plan, the Zoning By-law Amendment will also rezone the retained parcel to a site-specific Agricultural-1 (A1-1) Zone to prohibit any future dwelling on these lands.

All other applicable zoning regulations are being met by this proposal.

### **Conclusion**

The proposal has been reviewed in the context of the Provincial Policy Statement, the Chatham-Kent Official Plan and Zoning By-law and will be in full conformity, if approved. Therefore, the applications are being recommended for approval.

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

The recommendations in this report support 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 recommendations in this report support 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**

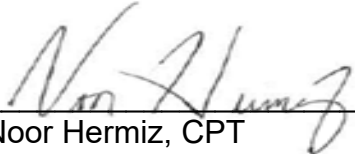
There was no consultation required as part of these applications.

**Financial Implications**

There are no financial implications resulting from the recommendations.

Prepared by:

Reviewed by:



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Noor Hermiz, CPT  
Planner II, Planning Services



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Ryan Jacques, MCIP, RPP  
Director, Planning Services

Reviewed by:



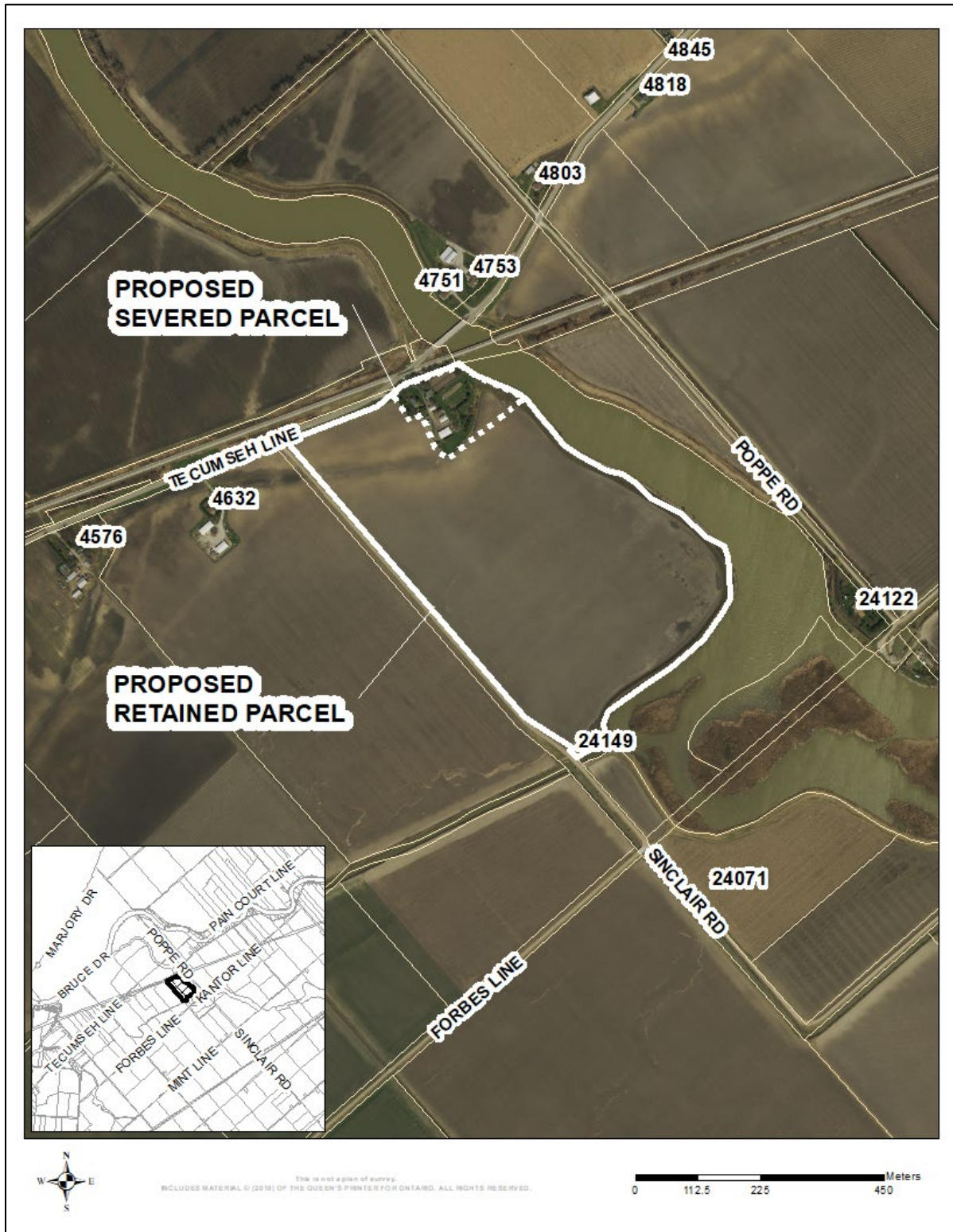
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Bruce McAllister, MCIP, RPP  
General Manager, Community Development

Attachments: Appendix A – Key Map  
Appendix B – Site Photos  
Appendix C – Applicant's Sketch  
By-law to amend By-law 216-2009

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Report.docx

Appendix A – Key Map





Appendix B – Site Photos

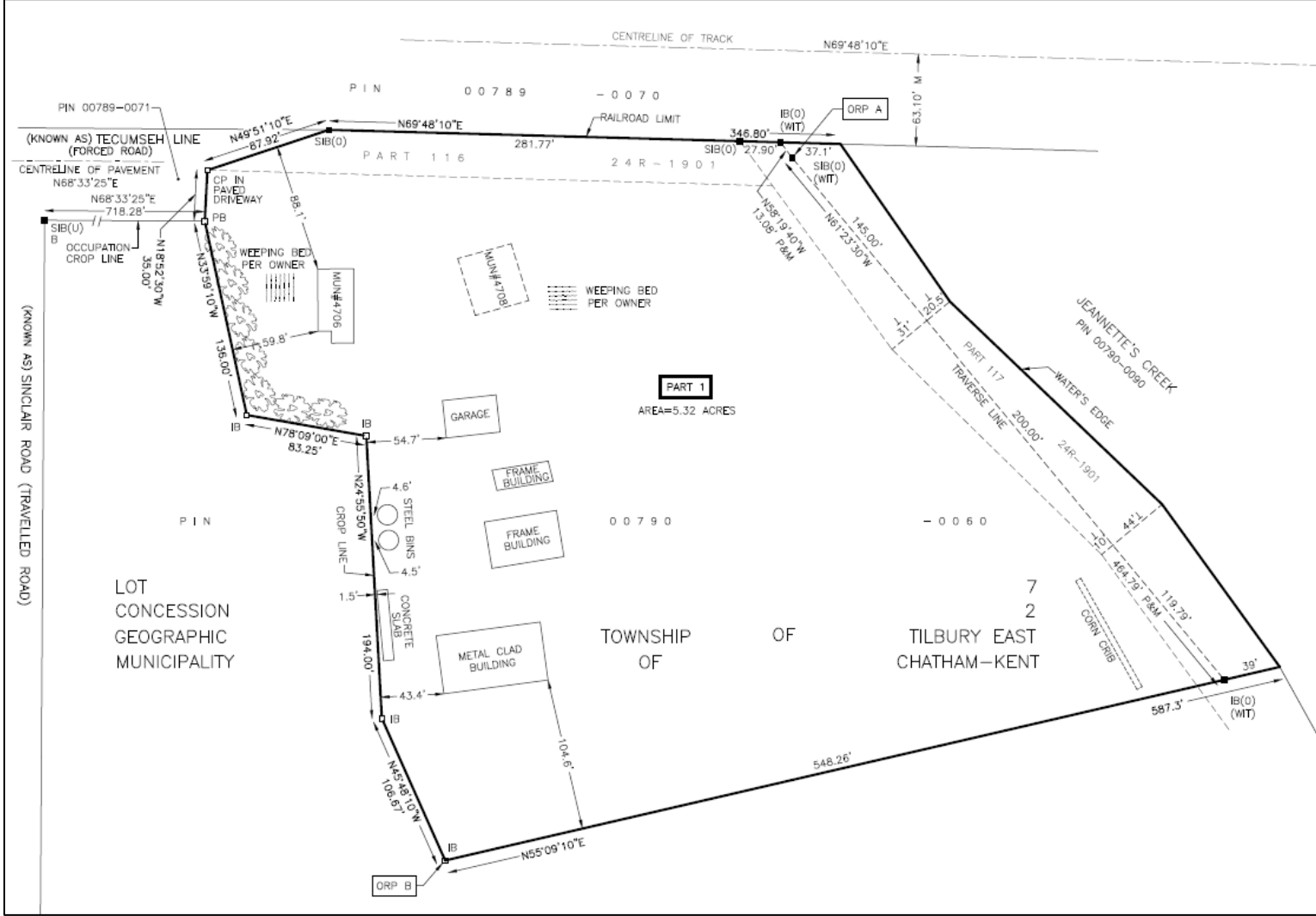


Looking south towards the proposed surplus dwelling lot from Tecumseh Line.



Looking south towards the proposed severed parcel (left) and the retained agricultural parcel from Tecumseh Line.

Appendix C – Applicant's Sketch





By-law Number \_\_\_\_-2021

of The Corporation of the Municipality of Chatham-Kent

A By-law to Amend Zoning By-law 216-2009 of the Municipality of Chatham-Kent

(Mark & Lori Ann Herman)

CityView # PL202100110

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Tilbury East in order to rezone the lands to permit two surplus dwellings in an Agricultural (A1) Zone on a lot size greater than 0.8 ha (1.98 ac.) in area and prohibit future dwellings on the retained parcel;

And Whereas the proposed use would conform to the Official Plan;

And Whereas Council, after due investigation and consideration, concurs in the proposed amendments;

Now therefore be it and it is hereby enacted as By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent:

1. That Schedule "A" of the By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by changing the zoning classification from Agricultural (A1) to Agricultural-1477 (A1-1477) and Agricultural-1 (A1-1) on the lands so depicted on Schedule "A" hereto annexed and also forming part of 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 the 21<sup>st</sup> day of June, 2021.

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Mayor – Darrin Canniff

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Clerk - Judy Smith

This is Schedule "A" to By-law Number \_\_\_\_\_ of the Corporation of the Municipality of Chatham-Kent passed on the 21<sup>st</sup> day of June, 2021.

