

**Municipality of Chatham-Kent**  
**Infrastructure and Engineering Services**  
**Engineering Division**

**To:** Mayor and Members of Council  
**From:** Siddharth Dhiman, Project Manager, Transportation  
**Date:** December 9, 2024  
**Subject:** Traffic and Parking By-law Update for Subdivisions in Chatham-Kent

---

**Recommendation**

It is recommended that:

1. The Traffic and Parking By-law 245-2004 be amended as attached in Appendix A.

**Background**

The Municipality's Traffic and Parking By-law 245-2004 identifies traffic regulations and on-street parking regulations for municipal streets.

A number of recently completed subdivisions have added new streets or extended existing streets to the Municipality's road network. Staff have completed a review of these locations to identify appropriate updates required to the Municipality's traffic and parking regulations for these new and extended roadways.

The subdivisions reviewed and addressed in this report are listed in Table 1 below. Location maps are provided in Appendix B.

**Table 1: List of New and Recently Constructed Subdivisions**

<b>Number</b>	<b>Subdivision or Project Name</b>	<b>Community</b>
1	Paulus Phase 2	Community of Tilbury
2	County Crossing Phase 4	Community of Tilbury
3	Albert Avenue Extension	Community of Ridgetown
4	Friendship Way	Community of Wheatley
5	Yellow Bridge	Community of Wheatley
6	Lanz Boulevard	Community of Blenheim
7	Mihalco Phase 2A	Community of Blenheim

8	Nazarene Phase 1	Community of Blenheim
9	Blenheim Business Park	Community of Blenheim
10	Rolling Acres	Community of Dresden
11	Parkside Industrial Park	Community of Chatham
12	Bloomfield Business Park	Community of Chatham
13	Daylight Point	Community of Chatham
14	Eventide Place	Community of Chatham
15	Bloomington Way	Community of Chatham
16	Groves	Community of Chatham
17	Tuscany Trail	Community of Chatham
18	Midwood	Community of Chatham
19	Tweedsmuir North	Community of Chatham
20	Harwood	Community of Chatham
21	Keil Drive South Extension	Community of Chatham
22	Bordeaux Place	Community of Chatham
23	Summerset Place	Community of Chatham
24	Keil Trail North	Community of Chatham
25	Twilight Trail	Community of Chatham
26	Sugar Beet	Community of Chatham
27	Landings	Community of Chatham
28	Bloomfield Heights	Community of Chatham

## **Comments**

### **On-street Parking Regulations**

Updates to on-street parking regulations were identified based on the following general principles:

- On straight segments: Provide enough clear width to accommodate expected traffic. This ensures that traffic can flow smoothly and safely without congestion, allowing for efficient movement of vehicles in both directions.
- On low-speed, low-volume residential streets (typically short cul-de-sacs) a single lane to serve both directions of traffic is considered acceptable. In these situations, vehicles will yield to opposing traffic by turning out where space is

available, such as at driveways. This arrangement works well on streets with limited traffic and slower speeds, where occasional yielding or maneuvering ensures minimal disruption and maintains safe passage for all vehicles.

- For streets not falling under the categories above, recommendations have been made to provide sufficient space for vehicles traveling in opposing directions to pass unimpeded. This helps maintain traffic flow and ensures that on-street parking does not impede the movement of vehicles, particularly on busier streets where clear passage is necessary for safety and efficiency.
- Turning Bulbs: To accommodate larger vehicles, such as snowplows and garbage trucks, it is crucial to provide sufficient clear area at turning bulbs. These vehicles require adequate space to maneuver safely and efficiently, particularly during winter months when snow removal is necessary. Ensuring this clear area will help prevent blockages and allow essential services to operate without obstruction.
- On curves, parking will be restricted on the inside of the curve as needed to maintain proper sightlines. This is necessary to ensure that drivers can see oncoming traffic and navigate safely, particularly at higher operating speeds. Restricting parking in these areas allows for a wider, unobstructed view, reducing the risk of accidents and ensuring smoother traffic flow.

By-law amendments for parking regulations were previously incorporated for some of the subdivisions noted in Table 1, however in some instances parking signage has not yet been installed and has been subject to build-out of the residential areas and increases in traffic and parking in these neighbourhoods. By-law amendments have been included in Appendix A for the balance of new or recently constructed subdivisions noted in Table 1. These updates include subdivisions that are currently under construction and/or not yet assumed by the Municipality, to proactively plan for the implementation of these parking regulations.

For subdivisions that the Municipality has assumed, it is anticipated that the parking regulatory signs will be installed through Q1 and Q2 2025. To facilitate the transition and minimize potential confusion, advanced communication measures will be implemented. This will include providing notifications to residents in each neighbourhood, such as door hangers, to inform them of updates to parking regulations before changes are implemented and enforced. This proactive approach aims to maintain transparency and ensure residents are informed about the upcoming adjustments.

Specific recommendations for each neighbourhood are shown graphically in Appendix D.

**Table 2 – By-Law Amendments for Parking Regulatory Changes in New or Recently Constructed Subdivisions**

<b>Number</b>	<b>Subdivision or Project Name</b>	<b>Community</b>
1	Paulus Phase 2	Community of Tilbury
2	County Crossing Phase 4	Community of Tilbury
3	Albert Avenue Extension	Community of Ridgetown
4	Lanz Boulevard	Community of Blenheim
5	Mihalco Phase 2A	Community of Blenheim
6	Nazarene Phase 1	Community of Blenheim
7	Blenheim Business Park	Community of Blenheim
8	Rolling Acers	Community of Dresden
9	Parkside Industrial Park	Community of Chatham
10	Bloomington Way	Community of Chatham
11	Midwood	Community of Chatham
12	Tweedsmuir North	Community of Chatham
13	Harwood	Community of Chatham
14	Keil Drive South Extension	Community of Chatham
15	Keil Trail North	Community of Chatham
16	Twilight Trail	Community of Chatham
17	Sugar Beet	Community of Chatham
18	Landings	Community of Chatham
19	Bloomfield Heights	Community of Chatham

### Traffic Regulations

To enhance road safety and ensure consistent traffic management, stop signs are to be provided as needed to clearly define the right of way at all intersections. This measure aims to prevent confusion among drivers and reduce the risk of accidents caused by ambiguity regarding priority at intersections. The placement of stop signs is guided by the Ontario Traffic Manuals (OTM), ensuring they are strategically positioned where they are most effective. By clearly delineating right of way rules, these signs contribute to safer and more efficient road use for all users, including motorists, cyclists, and pedestrians. Where roads have been constructed and assumed by the Municipality and are opened to vehicular traffic, stop signs are being implemented as required to ensure appropriate controls are provided. The required by-law amendments are included in Appendix A to reflect these changes.



### Implementation

To ensure that the workload associated with the recommended signage changes is manageable, signs will be installed through Q1 and Q2 2025. Notification (in the form of door hangers, letters, etc.) will be provided to each street prior to the installation of signage.

### Council Term Priorities

This report supports the following Council Term Priorities:

			
<b>Deliver Excellent Service</b>	<b>Promote Safety &amp; Well-Being</b>	<b>Grow Our Community</b>	<b>Ensure Environmental Sustainability</b>
		<b>2b, 2e</b>	<b>5c</b>

### Consultation

The Planning Services and Public Works Divisions were consulted in the preparation of this report.

### Communication

Communication is proposed to be through the inclusion of this report on the Council agenda and minutes. Notifications will be distributed to residents in each neighborhood prior to implementing new parking signage to ensure that residents are informed before restrictions and changes to parking regulations are implemented.

### Diversity, Equity, Inclusion and Justice (DEIJ)

The report recommendations are expected to provide road safety improvements that will benefit all members of the public, but especially members of equity-deserving groups particularly vulnerable to motor vehicle collision injury – or to more higher injury severity than average – including children, the elderly, and people with certain physical disabilities.

### **Financial Implications**

The report identifies the need for approximately 355 new “No Parking” sign installations. The estimated total cost for completing this signage work is \$85,200.

This work will be funded from the Miscellaneous Traffic Projects Capital Account, which has sufficient funds to complete this work.

Prepared by:

Siddharth Dhiman, Project Manager, Transportation

Reviewed by:

Jeff Hagan, P.Eng., PTOE, RSP1, Manager, Transportation

Marissa Mascaro, P. Eng., Director, Engineering

Ryan Brown, P.Eng., Director, Public Works

Ryan Jacques, Director, Planning Services

Edward Soldo, P.Eng., General Manager, Infrastructure and Engineering Services

Attachments:

Appendix A - Amendments to Traffic and Parking By-Law 245-2004

Appendix B – Overview Maps

Appendix C – Maps of Existing Traffic and Parking Regulations

Appendix D – Maps of Recommended Traffic and Parking Regulations

By-law Number \_\_\_\_\_  
Of The Corporation  
of the Municipality of Chatham-Kent

A By-law to amend By-law Number 245-2004 of the Municipality of Chatham-Kent.

(No-Parking zones, Through Highways, Stop sign and Yield sign modifications on various streets in the Communities of Blenheim, Chatham, Dresden, and Tilbury)

Finally Passed the \_\_\_\_ day of \_\_\_\_\_, 2024.

Whereas the Corporation of the Municipality of Chatham-Kent did enact By-Law 245-2004 for the purpose of regulating traffic on highways in the Municipality of Chatham-Kent.

And Whereas the Corporation of The Municipality of Chatham-Kent now deems it expedient to amend certain provisions of said By-law 245-2004.

Be it Therefore Enacted by the Municipal Council of the Municipality of Chatham-Kent as follows:

Schedule “C” (Parking Prohibition) of By-law 245-2004 be and the same is hereby amended by inserting therein:

<u>HIGHWAY</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>TIME(s)/DAY(s)</u>
<u>Community of Tilbury</u>				
Paulus Road	West	Bolohan Drive	Ella Street South	Anytime
Hawthorne Crescent	East and South	Homesteads Drive Northbound	Homesteads Drive Westbound	Anytime
Blackacre Crescent	East and South	Hawthorne Crescent	Homesteads Drive	Anytime
Jomaya Boulevard	North	Blackacre Crescent	Homesteads Drive	Anytime

Community of Blenheim

Lanz Boulevard	North	Chatham Street South	Limit of Lanz Boulevard	Anytime
Autumn Crescent	West	Autumn Crescent	Lanz Boulevard	Anytime
Bailey Crescent	West	Bailey Crescent	Lanz Boulevard	Anytime
Celeb Crescent	West	Celeb Crescent	Lanz Boulevard	Anytime
Delft Crescent	West	Delft Crescent	Lanz Boulevard	Anytime
Edward Crescent	West	Edward Crescent	Lanz Boulevard	Anytime
Folkerts Crescent	West	Folkerts Crescent	Lanz Boulevard	Anytime
Devito Crescent	West	Devito Crescent	Lanz Boulevard	Anytime
Jennifer Street	East	Docherty Drive	Lanz Boulevard	Anytime
SM Drive	West	Regent Street	Limit of SM Drive	Anytime
Majestic Drive	West	Sleepy Meadow	Limit of Majestic Drive	Anytime
Sleepy Meadow	South	Westerly limit of Sleepy Meadow	Easterly limit of Sleepy Meadow	Anytime
Nazarene Road	West	Marlborough Street North	Limit of Nazarene Road	Anytime

Hyland Road	West and North	Communication Road	Allison Line	Anytime
-------------	----------------	--------------------	--------------	---------

### Community of Dresden

Demall Drive	North	DD Street	Limit of Demall Drive	Anytime
--------------	-------	-----------	-----------------------	---------

### Community of Chatham

Junction Avenue	South	Sass Road	Limit of Junction Avenue	Anytime
-----------------	-------	-----------	--------------------------	---------

Commodity Drive	West	Park Avenue East	Junction Avenue	Anytime
-----------------	------	------------------	-----------------	---------

Prosperity Way	West North South	Easterly limit of Prosperity Way	Westerly limit of Prosperity Way	Anytime
----------------	------------------	----------------------------------	----------------------------------	---------

Cherry Blossom Trail	West	Valencia Drive	Bloomington Way	Anytime
----------------------	------	----------------	-----------------	---------

Bloomington Way	South North	Morning Glory Lane	Cherry Blossom Trail	Anytime
-----------------	-------------	--------------------	----------------------	---------

Tracy Drive	South North	Keil Drive south	Dundee Drive	Anytime
-------------	-------------	------------------	--------------	---------

Lantern Lane	East South	Tweedsmuir Avenue West	Fenceline Drive	Anytime
--------------	------------	------------------------	-----------------	---------

Fenceline Drive	West	Southerly limit of Fenceline Drive	Northerly limit of Fenceline Drive	Anytime
-----------------	------	------------------------------------	------------------------------------	---------

Cornerstone Place	South	Fenceline Drive	Limit of Cornerstone Place	Anytime
-------------------	-------	-----------------	----------------------------	---------

Promenade Pass	Both	Park Avenue West	Fenceline Drive	Anytime
----------------	------	------------------	-----------------	---------

Rosewood Crescent	Inner	Keil Drive South	limit of Rosewood Crescent.	Anytime
-------------------	-------	------------------	-----------------------------	---------

Brookstone Lane	North	Keil Drive South	Limit of Brookstone Lane.	Anytime
Cremont Place	North	Easterly limit of Cremont Place	Westerly limit of Cremont Place	Anytime
Rhone Crescent	North	Easterly limit of Rhone Crescent	Westerly limit of Rhone Crescent	Anytime
Duskridge Road	South	Horizon Lane	Keil Trail North	Anytime
Evening Drive	East	Dale Drive	Northerly limit of Evening Drive	Anytime
Baffin Way	South	Landings Pass	Easterly limit of Baffin Way	Anytime
Ironwood Trail	East South	Northerly limit of Ironwood Trail	Easterly limit of Ironwood Trail	Anytime
Arrowhead Lane	East South	Ironwood Trail	Grassland Grove	Anytime

Schedule “Q” (Stop Signs) of By-law 245-2004 be and the same is hereby amended by inserting therein:

INTERSECTION

FACING TRAFFIC

Community of Tilbury

Bea Crescent and Paulus Road	Westbound on Bea Crescent
Blackacre Crescent and Hawthorne Crescent	Northbound on Blackacre Crescent.
Homesteads Drive and Middle Line	Southbound on Homesteads Drive

Community of Ridgetown

Albert Avenue and Manitoba Street	Northbound on Albert Avenue
-----------------------------------	-----------------------------

Albert Avenue and Brant Street

Southbound on Albert Avenue

### Community of Blenheim

Autumn Crescent and Lanz Boulevard

Eastbound on Autumn Crescent

Bailey Crescent and Lanz Boulevard

Eastbound on Bailey Crescent

Celeb Crescent and Lanz Boulevard

Eastbound on Celeb Crescent

Delft Crescent and Lanz Boulevard

Eastbound on Delft Crescent

Edward Crescent and Lanz Boulevard

Eastbound on Edward Crescent

Folkerts Crescent and Lanz Boulevard

Eastbound on Folkerts Crescent

Devito Crescent and Lanz Boulevard

Eastbound on Devito Crescent

Jennifer Street and Lanz Boulevard

Eastbound on Jennifer Street

Jennifer Street and Docherty Drive

Westbound on Jennifer Street

SM Drive and Sleepy Meadow

Northbound and Southbound on SM Drive

Majestic Drive and Sleepy Meadow

Northbound on Majestic Drive

### Community of Dresden

Henson Street and Demall Drive

Southbound on Henson Drive

Demall Drive and DD Street

Eastbound on Demall Drive

### Community of Chatham

Commodity Drive and Junction Avenue

Northbound on Commodity Drive

Prosperity Way and Seventh Line

Eastbound on Prosperity Way

Bloomington Way and Cherry Blossom Trail

Eastbound on Bloomington Way

Cherry Blossom Trail and Bloomington Way	Southbound on Cherry Blossom Trail
Dundee Drive and Tracy Drive	Northbound on Dundee Drive
Judith Place and Dundee Drive	Westbound on Judith Place
Cornerstone Place and Fenceline Drive	Eastbound on Cornerstone Place
Promenade Pass and Fenceline Drive	Eastbound on Promenade Pass
Lantern Lane and Fenceline Drive	Eastbound on Lantern Lane
Keil Drive South and Indian Creek Road West	Northbound and Southbound on Keil Drive South
Rosewood Crescent and Keil Drive South	Westbound on Rosewood Crescent
Rosewood Crescent East leg and Rosewood Crescent	Northbound on Rosewood Crescent
Duskridge Road and Horizon Lane	Eastbound on Duskridge Road
Orchard Heights and Warwick Drive	Northbound and Southbound on Orchard Heights
Arrowhead Lane and Grassland Grove	Southbound on Arrowhead Lane
Arrowhead Lane and Ironwood Trail	Eastbound on Arrowhead Lane

Schedule "R" (Yield Signs) of By-law 245-2004 be and the same is hereby amended by deleting therefrom:

INTERSECTION

FACING TRAFFIC

Community of Chatham

Orchard Heights Drive and Warwick Drive	Northbound and Southbound on Orchard Heights Drive
---	--



Schedule “P” (Through Highway) of By-law 245-2004 be and the same is hereby amended by deleting therefrom:

<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
<u>Community of Chatham</u>		
Keil Drive South	Thames River	Indian Creek Road West

Schedule “P” (Through Highway) of By-law 245-2004 be and the same is hereby amended by inserting therein:

<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
<u>Community of Chatham</u>		
Keil Drive South	Riverview Drive	Richmond Street
Keil Drive South	Richmond Street	Park Avenue West
Keil Drive South	Park Avenue West	Tweedsmuir Avenue West
Keil Drive South	Tweedsmuir Avenue West	Indian Creek Road West
Keil Drive South	Indian Creek Road West	Southerly limit of Keil Drive South

By-law 245-2004 of the Corporation of the Municipality of Chatham-Kent as heretofore amended from time to time are hereby ratified and confirmed in all respects save and except as amended hereby.

This By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third Time this \_\_\_\_ day of \_\_\_\_\_, 2024.

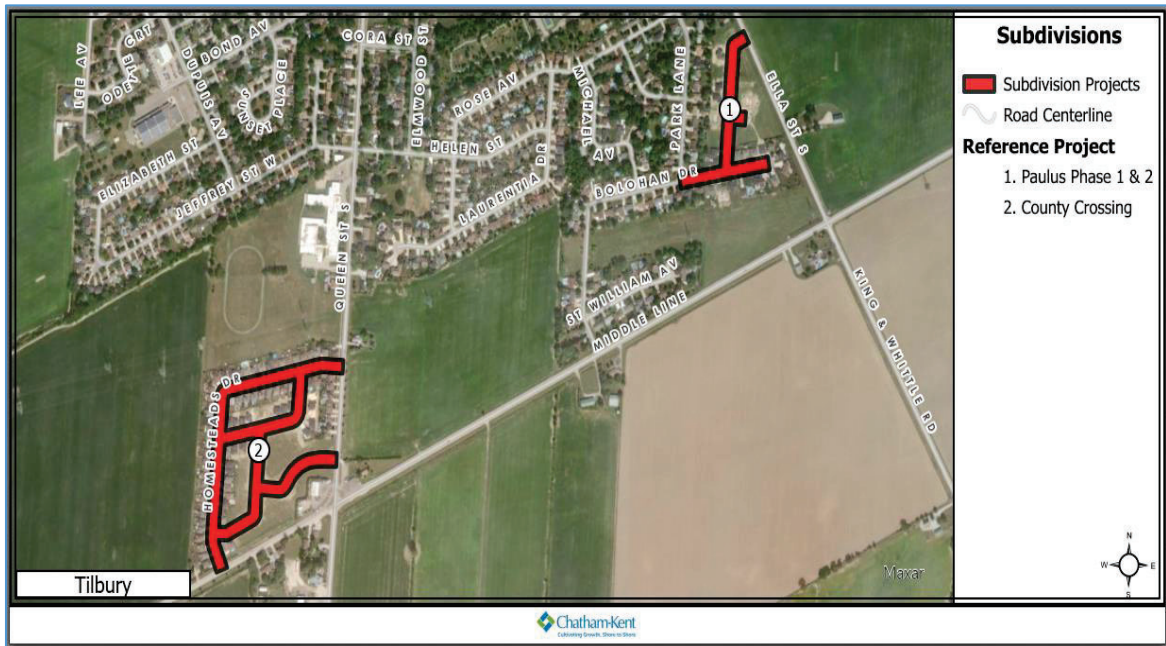
---

Mayor – Darrin Canniff

---

Clerk - Judy Smith

## Overview Maps of The Different Communities of Municipality of Chatham-Kent



Map 1: Community of Tilbury

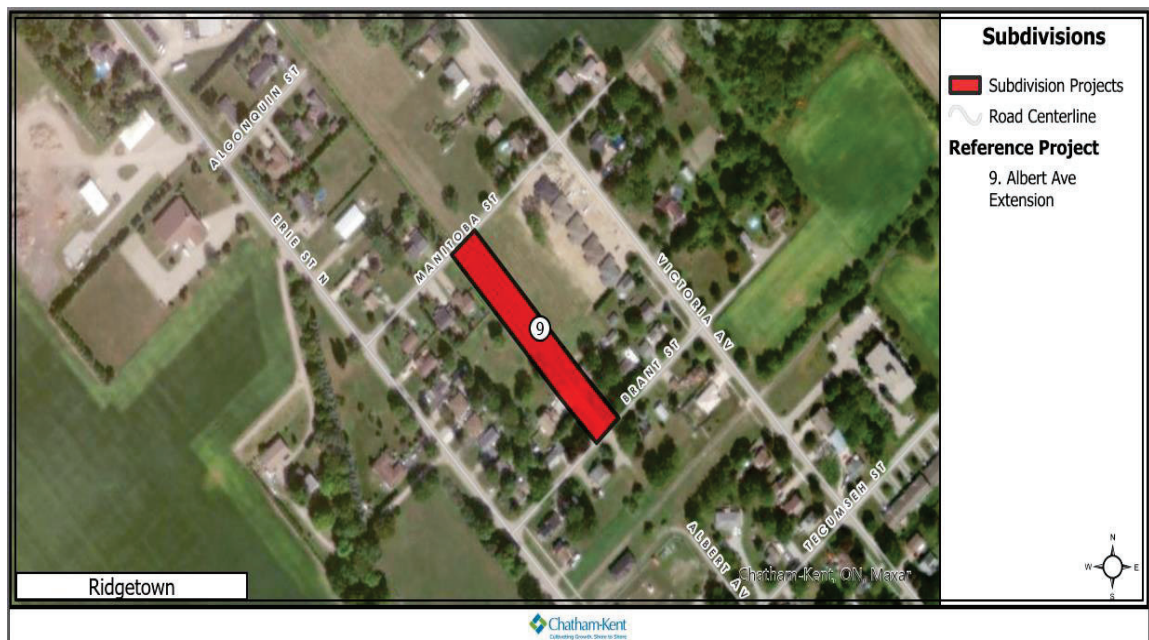


Map 2: Community of Wheatley





Map 3: Community of Blenheim



Map 4: Community of Ridgetown



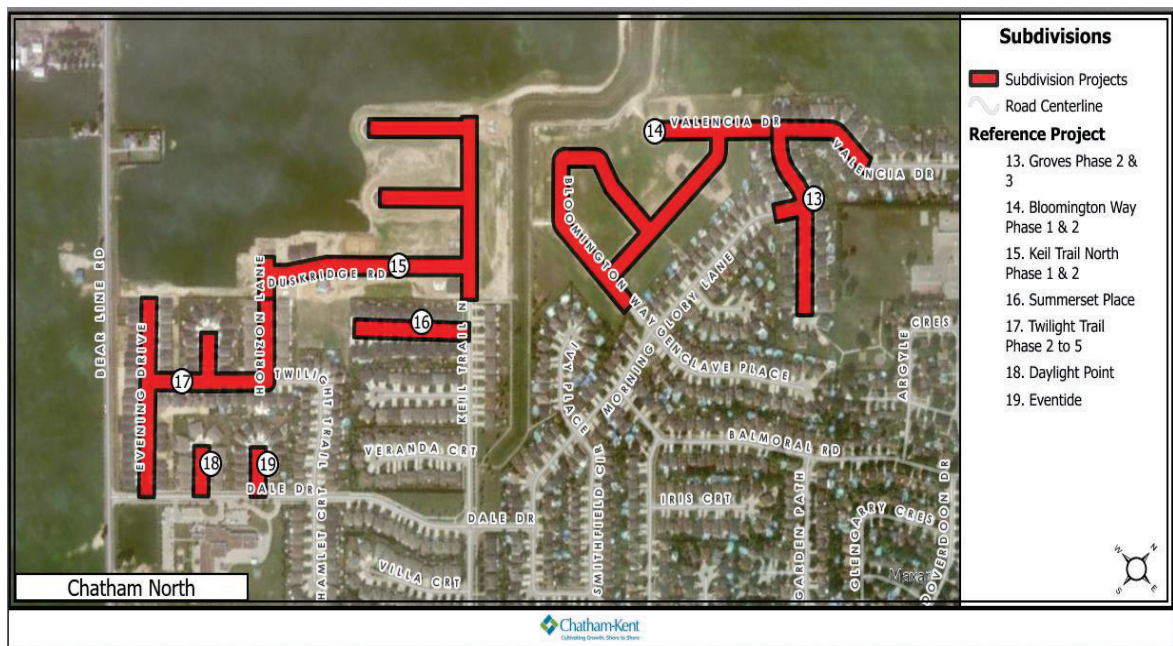


Map 2: Community of Dresden



Map 3: Community of Chatham





Map 4: Community of Chatham



Map 5: Community of Chatham



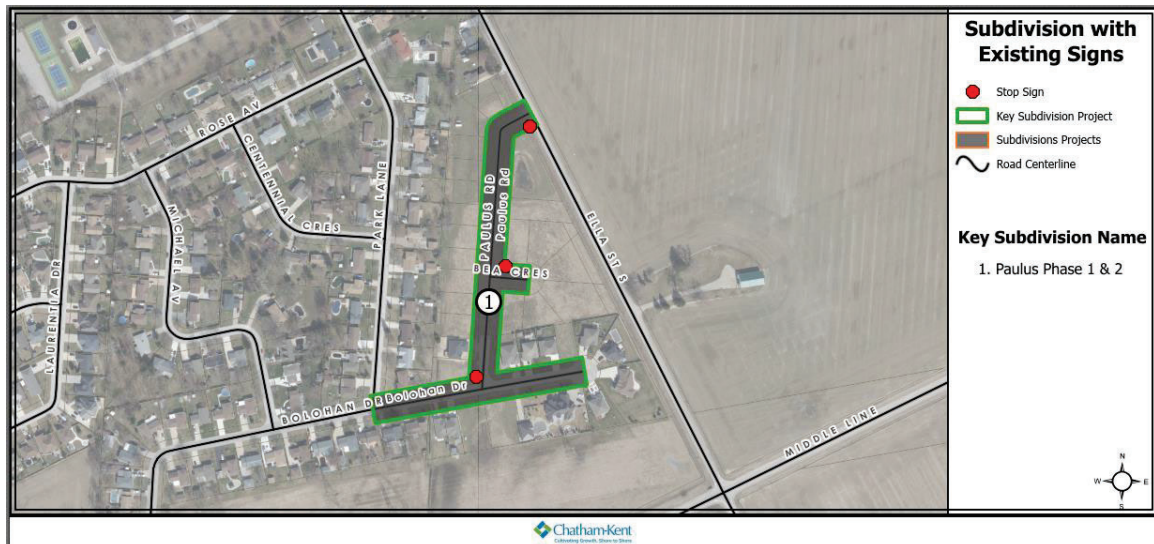
Map 6: Community of Chatham



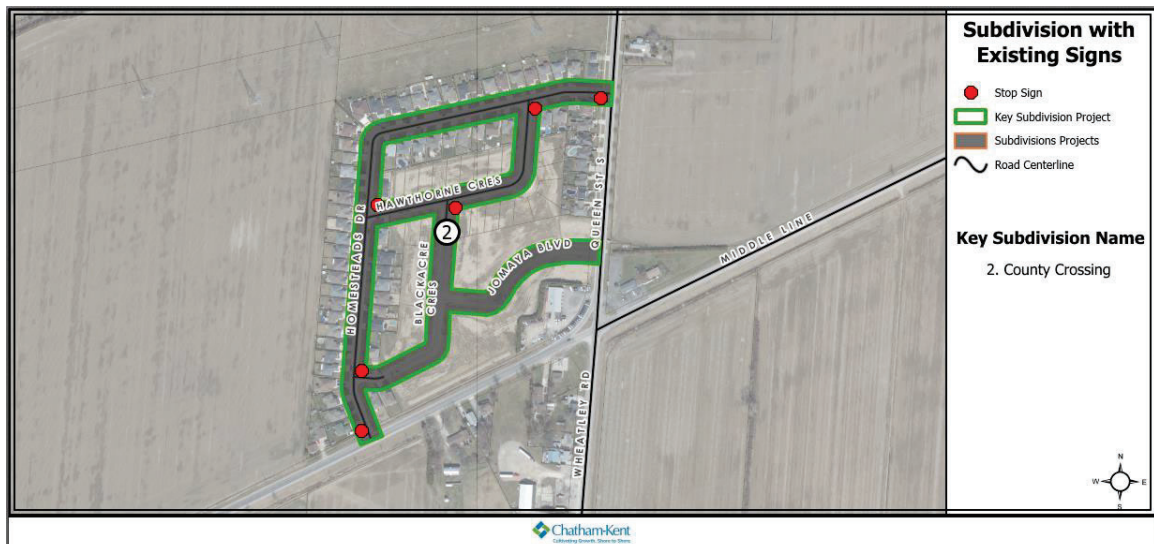
Map 7: Community of Chatham



## Maps of Existing Traffic and Parking Regulations of different Subdivision in Municipality of Chatham-Kent



Map 1: Paulus Phase 1 & 2 Subdivision



Map 2: County Crossing Subdivision

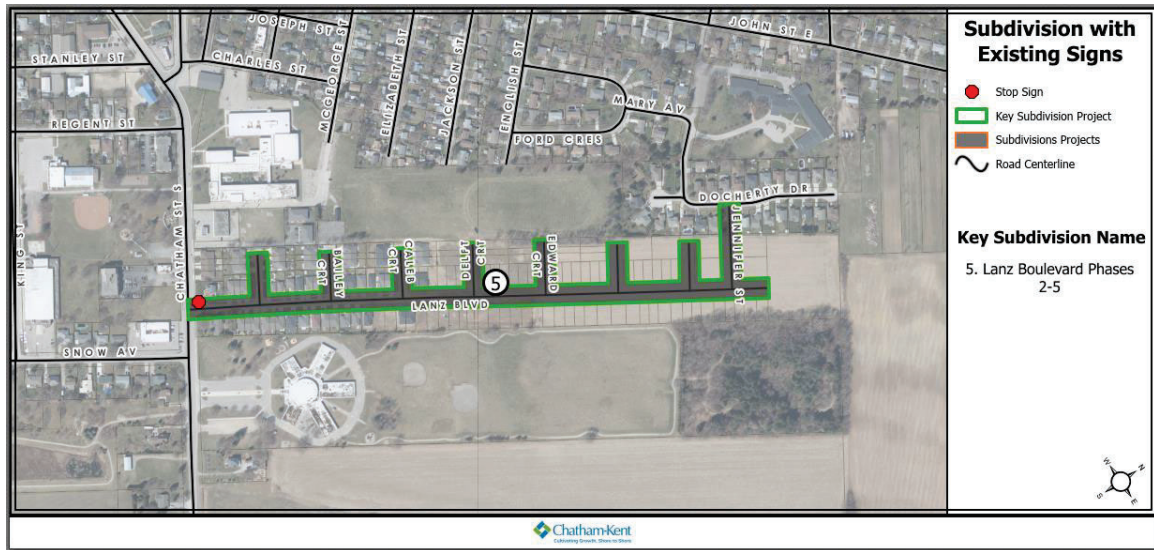




Map 3: Friendship Way Subdivision



Map 4: Yellow Bridge Subdivision



Map 5 : Lanz Boulevard phase 2 - 5 Subdivision



Map 6: Mihalco Phase 2A Subdivision





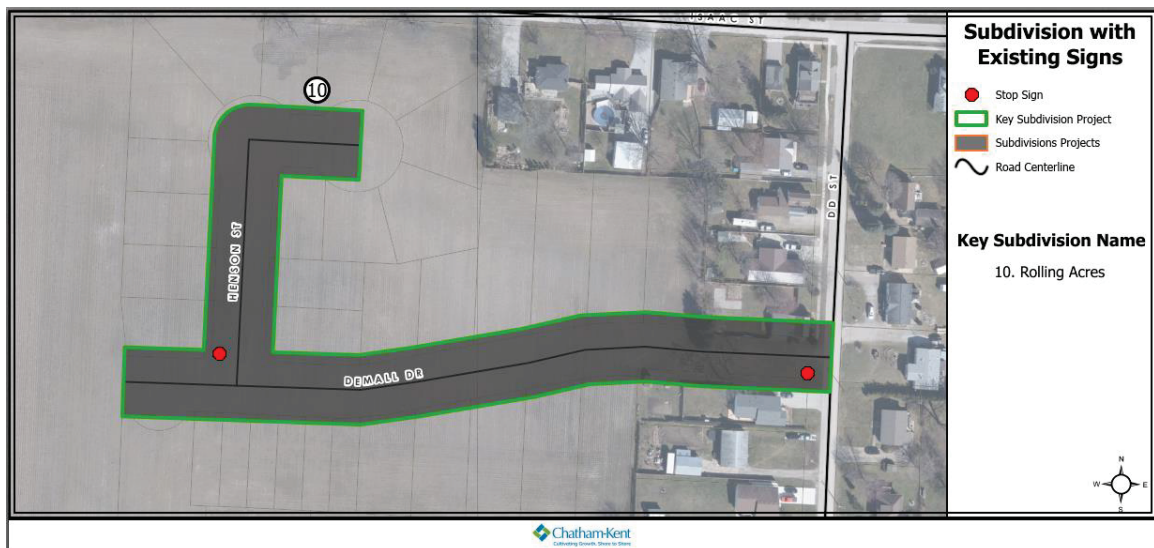
Map 7: Nazarene Phase 1 Subdivision



Map 8: Blenheim Business Park/ AKG Mannat Gears Warehouse

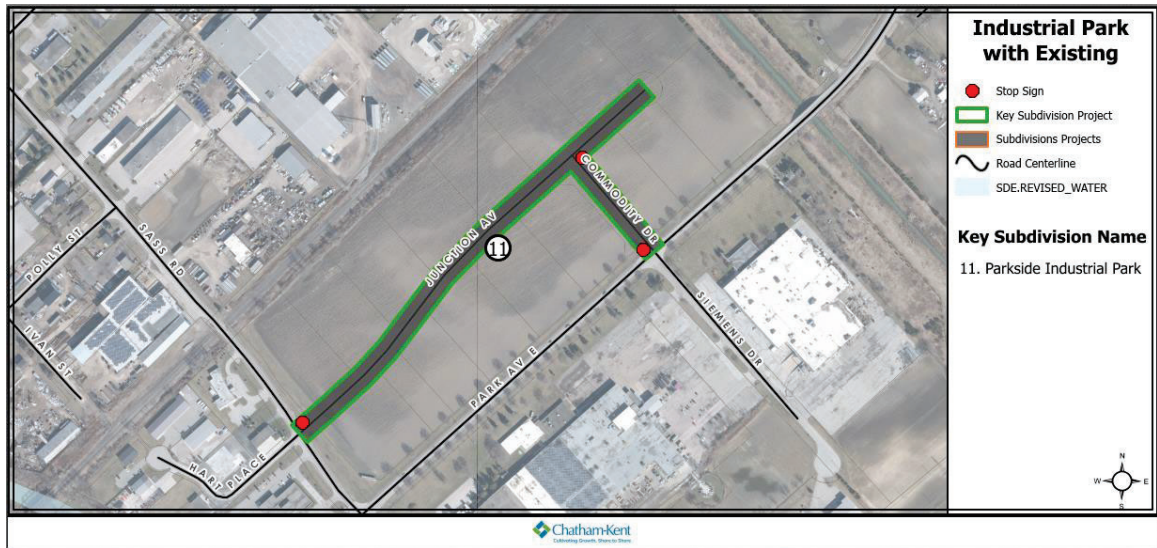


Map 9: Albert Avenue Extension

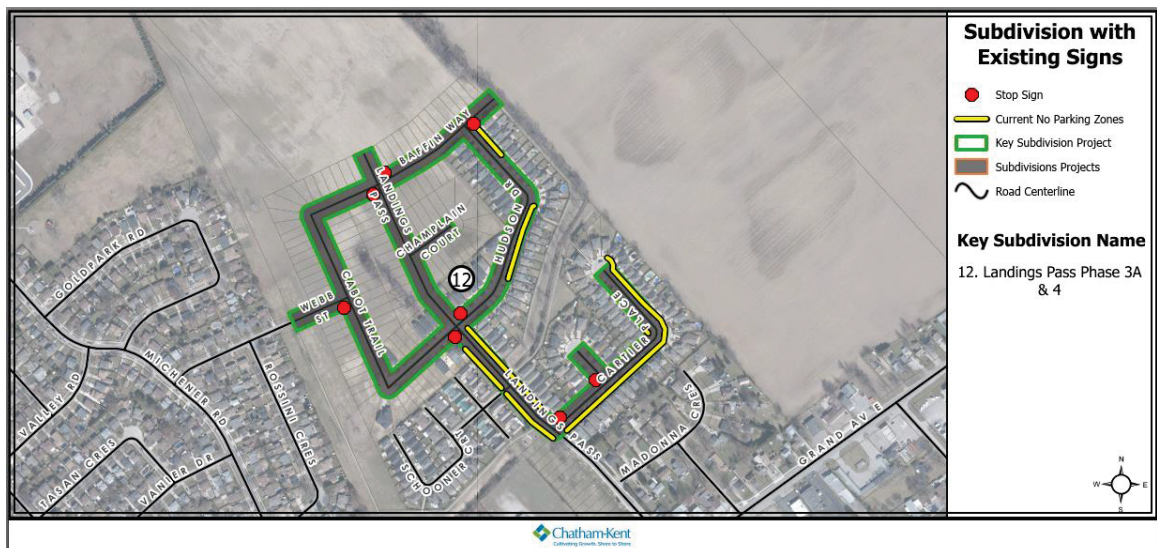


Map 10: Rolling Acres Subdivision





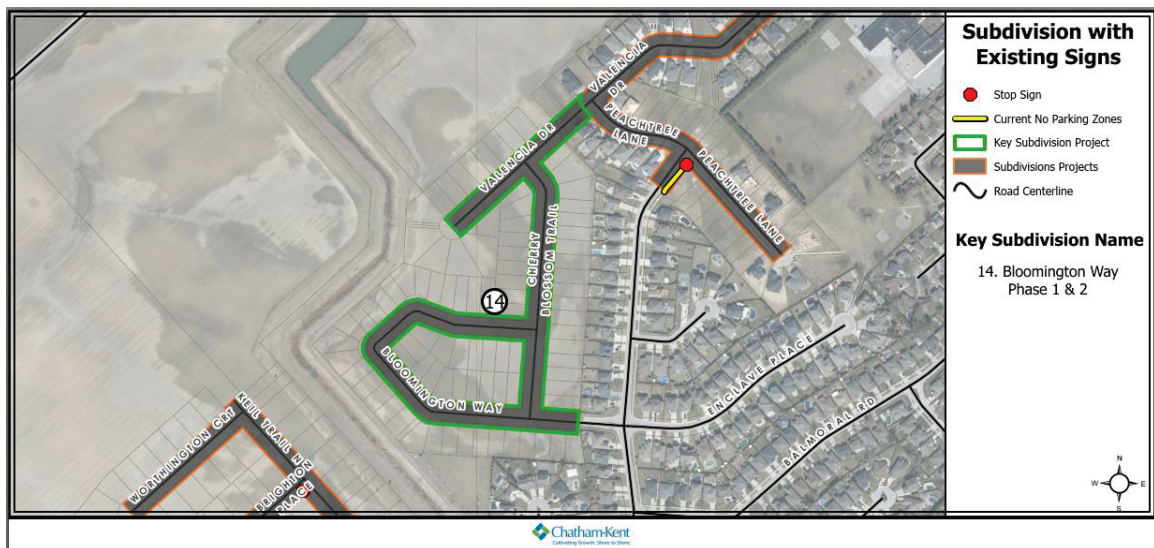
Map 11: Parkside Industrial Park



Map 12: Landings Pass Phase 3A &amp; 4A Subdivision

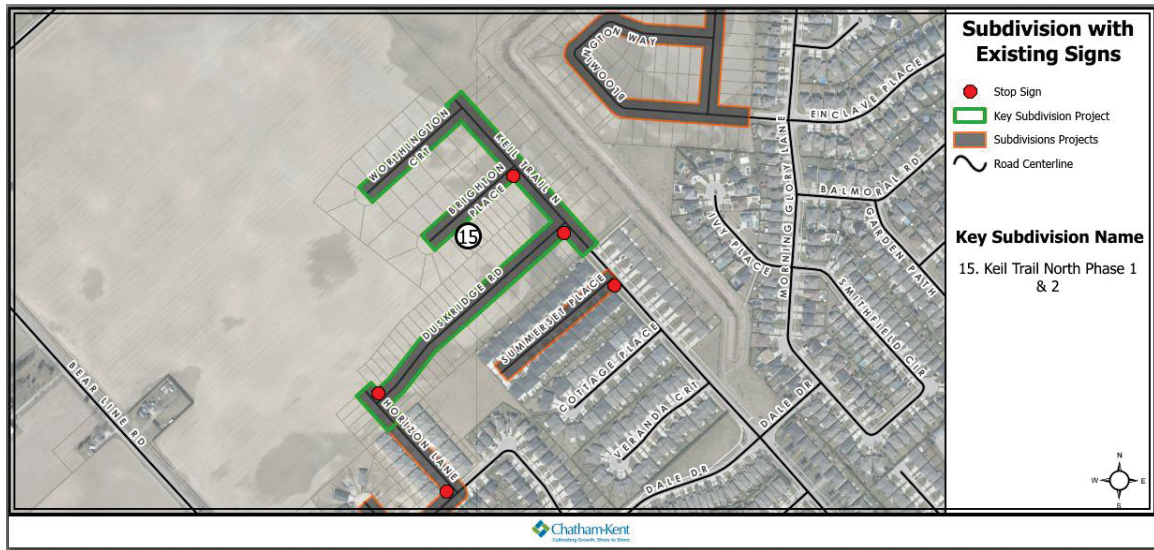


Map 13: Groves Phase 2 &amp; 3 Subdivision



Map 14: Bloomington Way Phase 1 &amp; 2

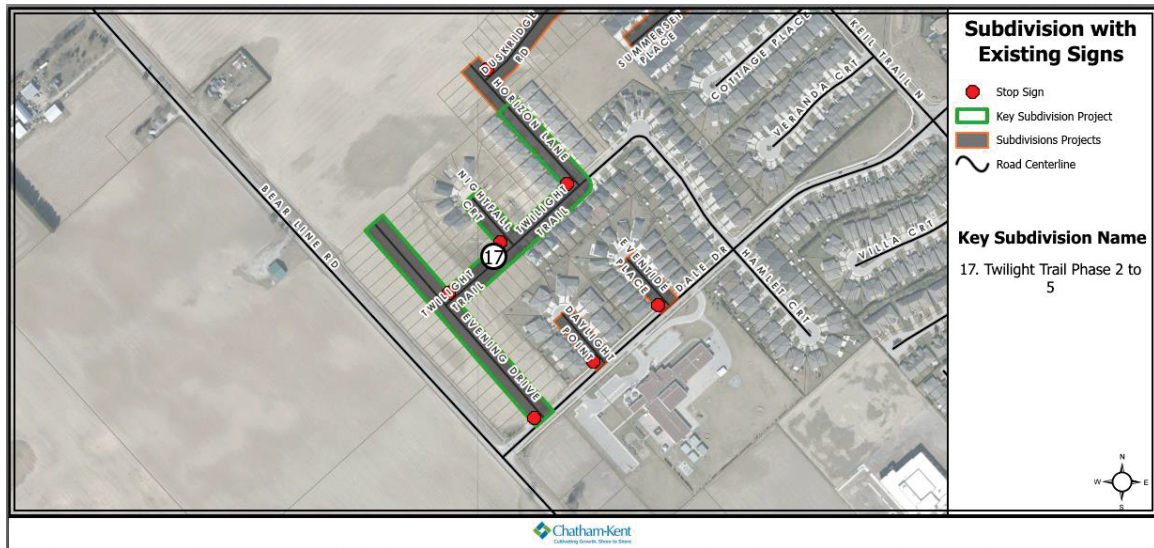




Map 15: Keil Trail North Phase 1 &amp; 2 Subdivision



Map 16: Summerset Place Subdivision

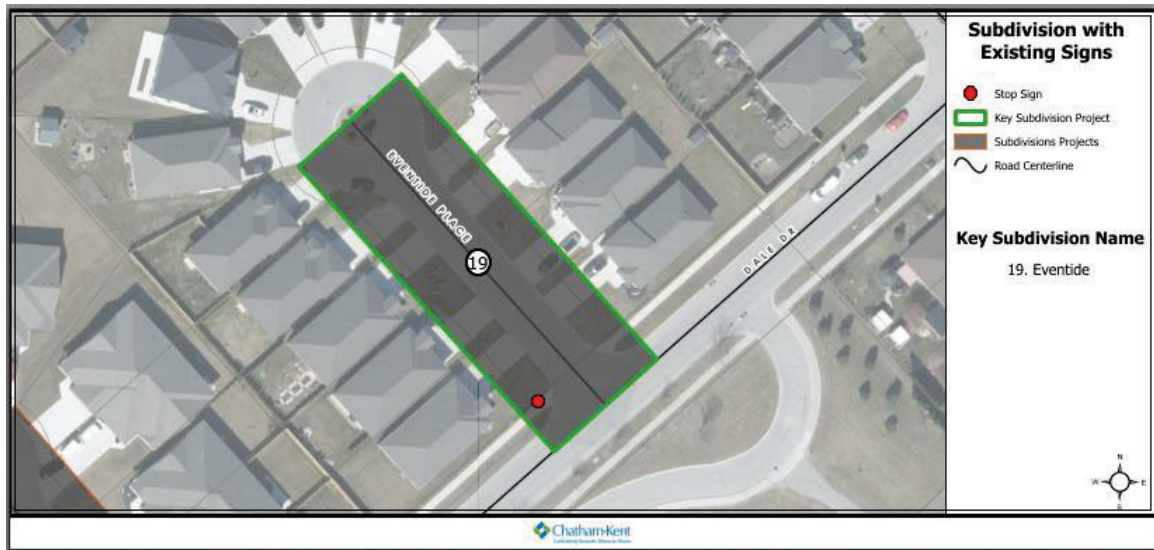


Map 17: Twilight Trail Phase 2 - 5 Subdivision

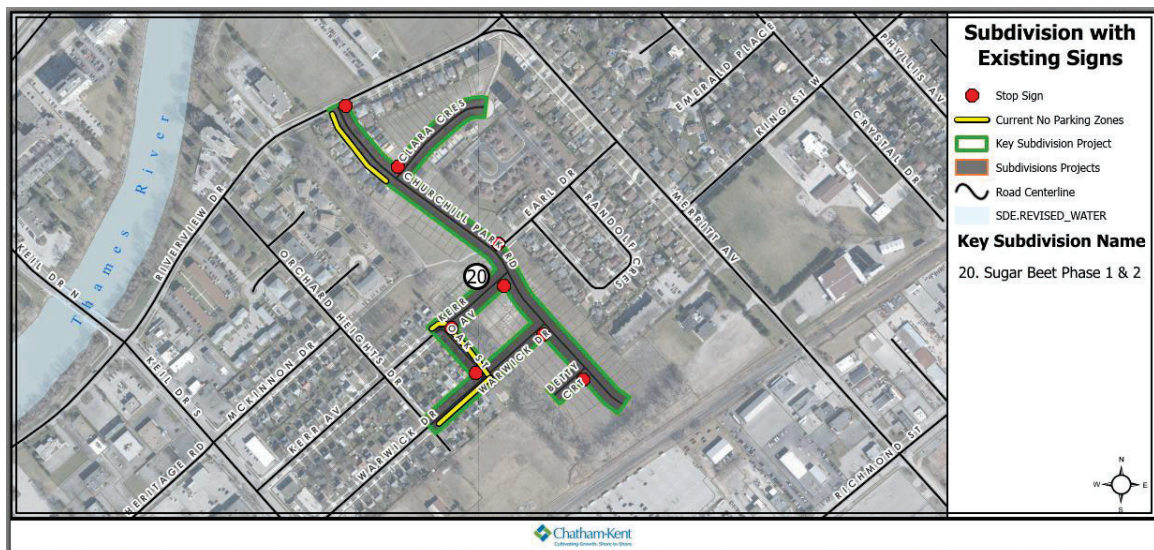


Map 18: Daylight Point Subdivision

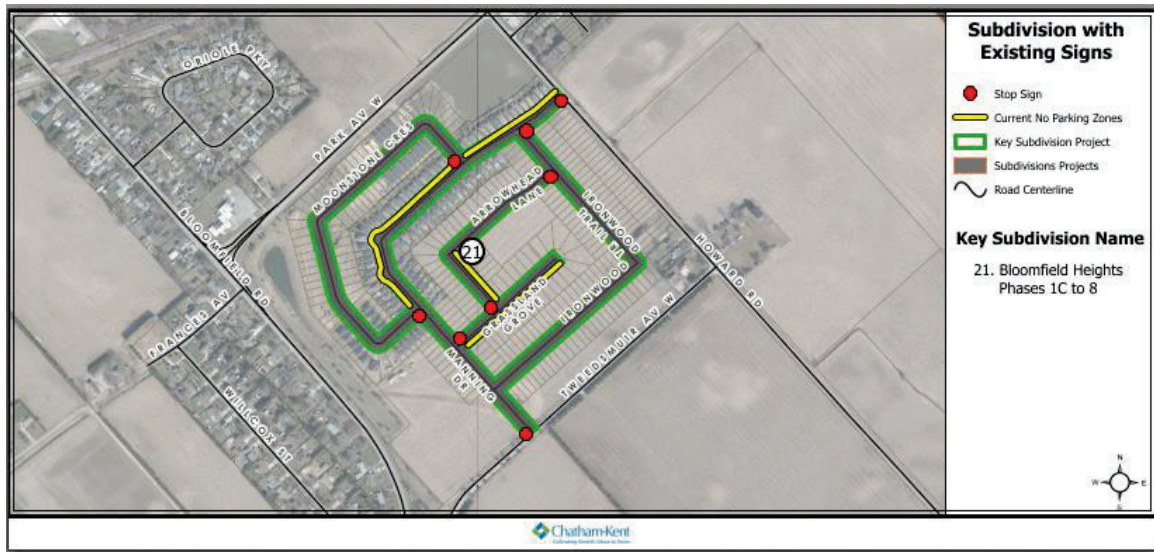




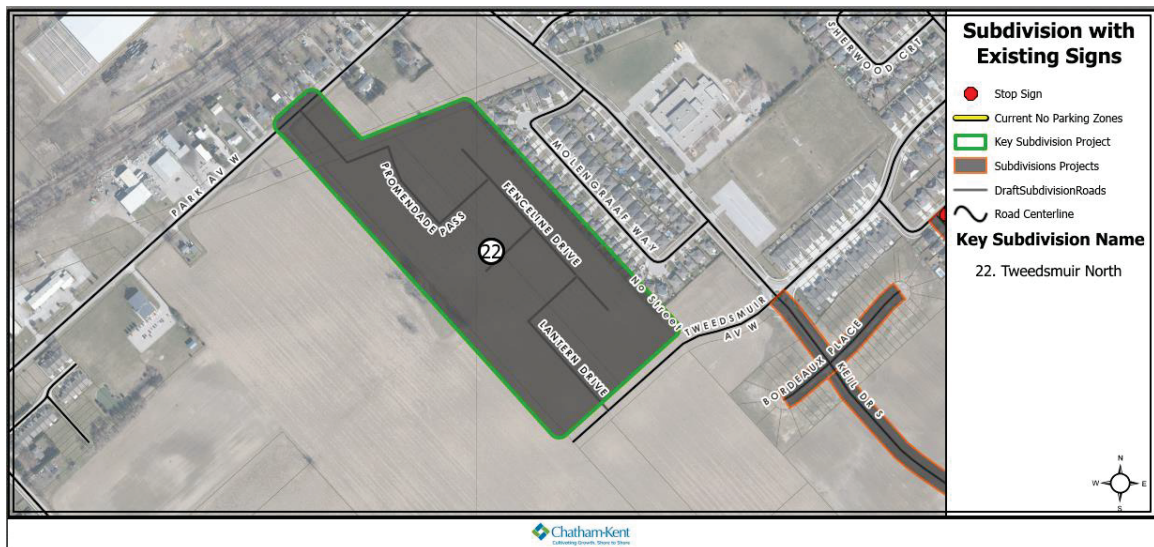
Map 19: Eventide Subdivision



Map 20: Sugar Beet Phase 1 &amp; 2 Subdivision



Map 21: Bloomfield Heights Phases 1C to 8C Subdivision



Map 22: Tweedsmuir North Subdivision

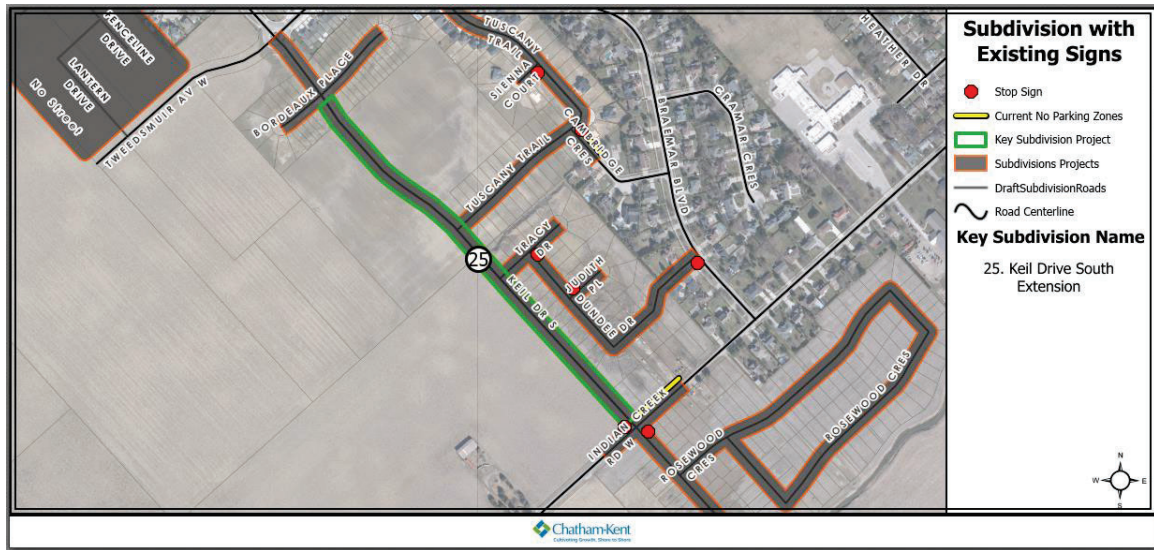




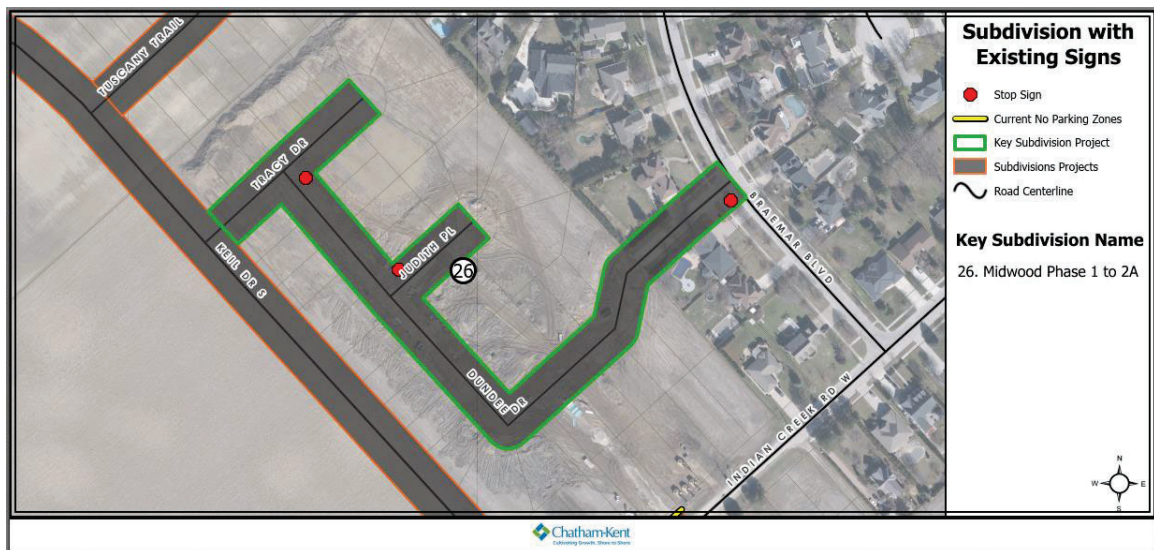
Map 23: Bordeaux Place Subdivision



Map 24: Tuscany Trail Phase 1 - 3 Subdivision



### Map 25: Keil Drive South Extension Subdivision



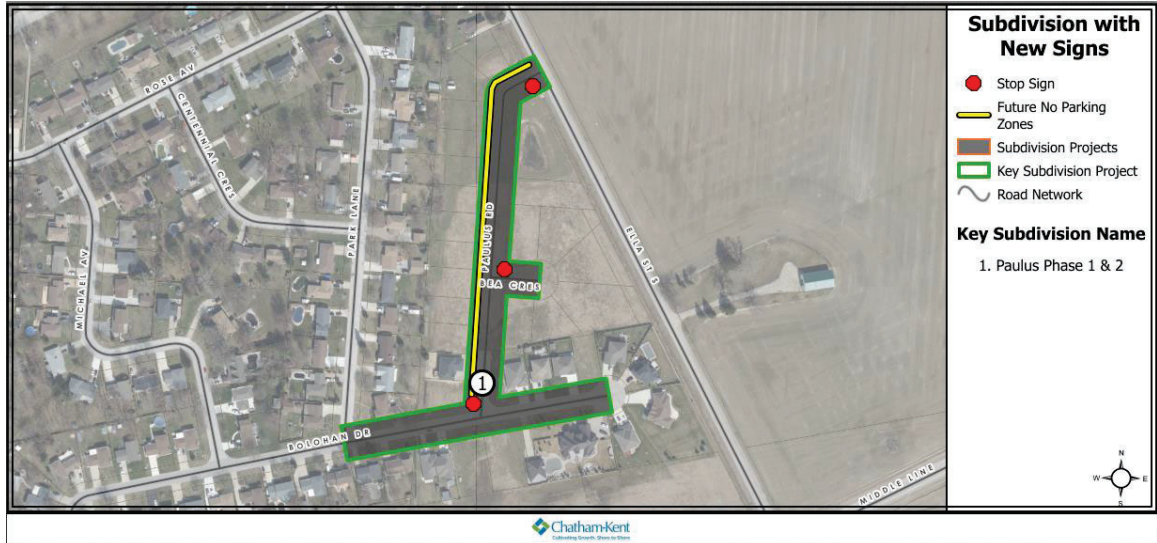
Map 26: Midwood Phase 1 &amp; 2



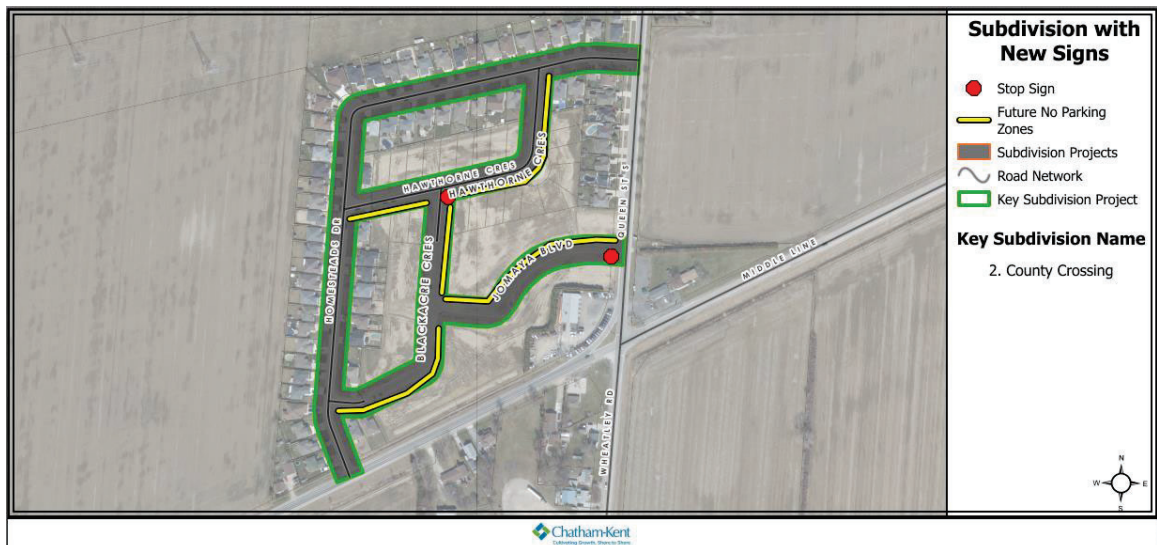


Map 27: Harwood Phase 1 to 6 Subdivision

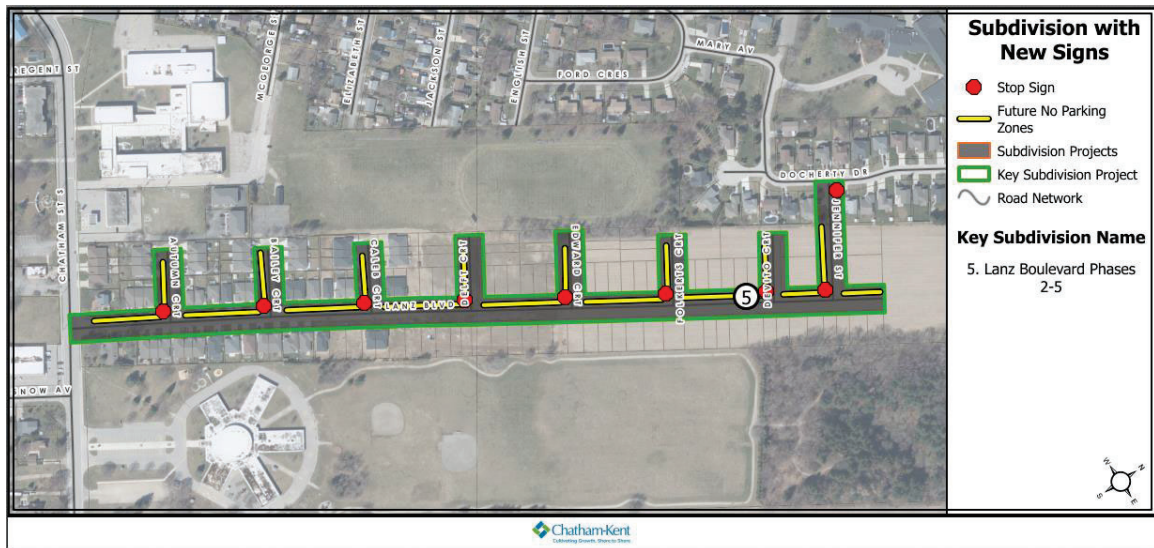
## Maps of Recommended Traffic and Parking Regulations of Different Subdivision in Municipality of Chatham-Kent



Map 1: Paulus Phase 1 &amp; 2 Subdivision



Map 2: County Crossing Subdivision



Map 3: Lanz Boulevard Phases 2 - 5 Subdivision



Map 4: Mihalco Phase 2A Subdivision



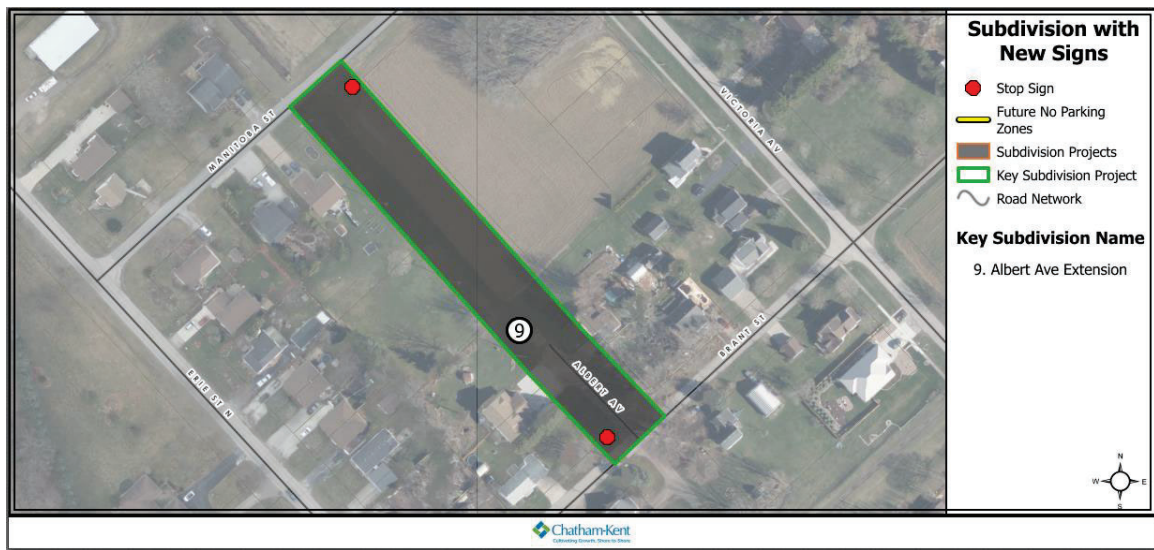


Map 5: Nazarene Phase 1 Subdivision

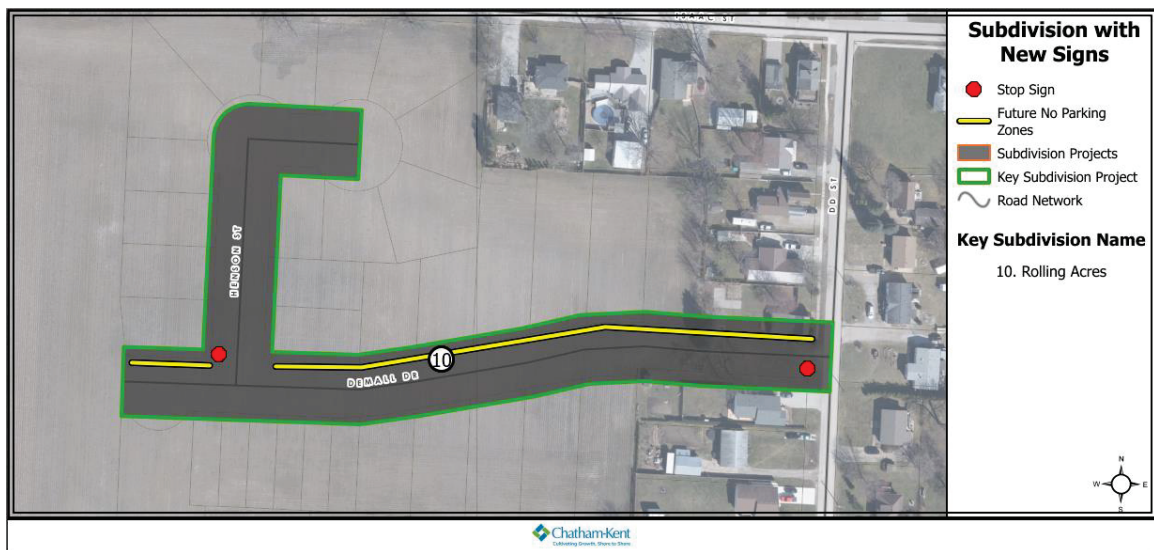


Map 6: Blenheim Business Park/ AKG Mannat Gears Warehouse

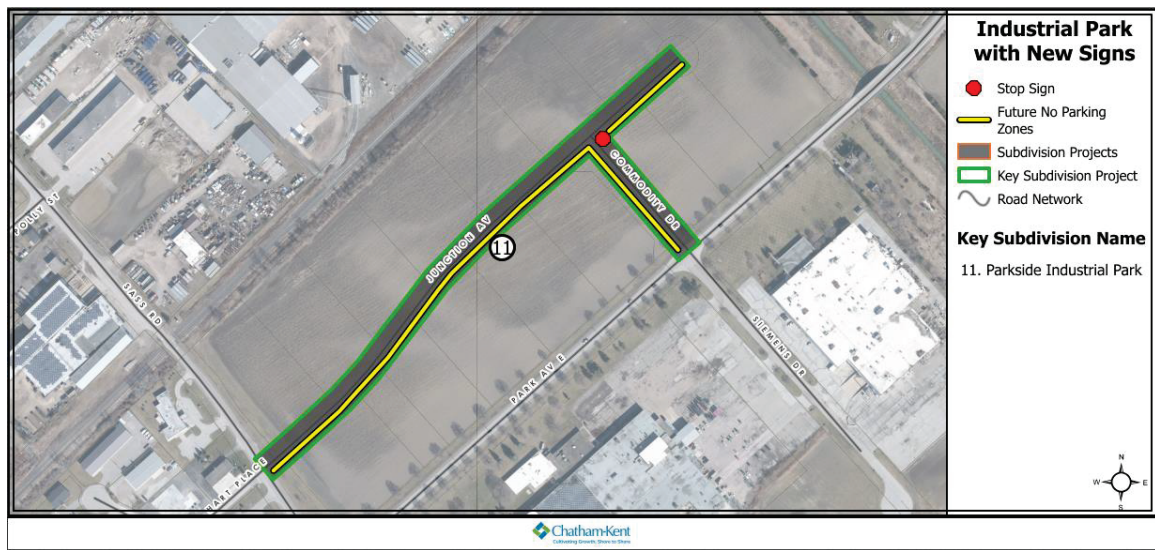




Map 7: Albert Avenue Extension



Map 8: Rolling Acres Subdivision

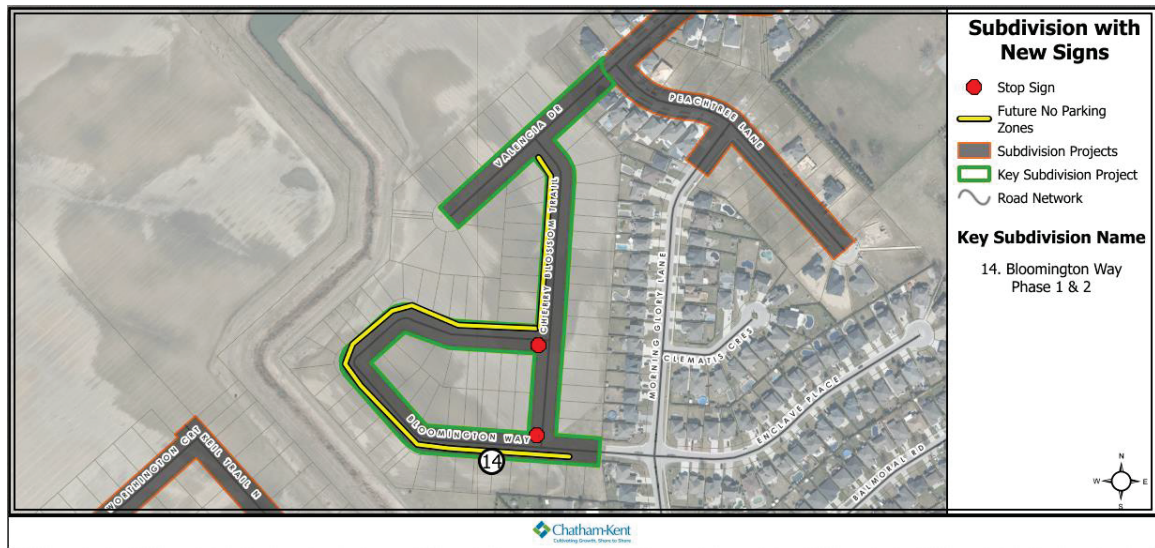


Map 9: Parkside Industrial Park

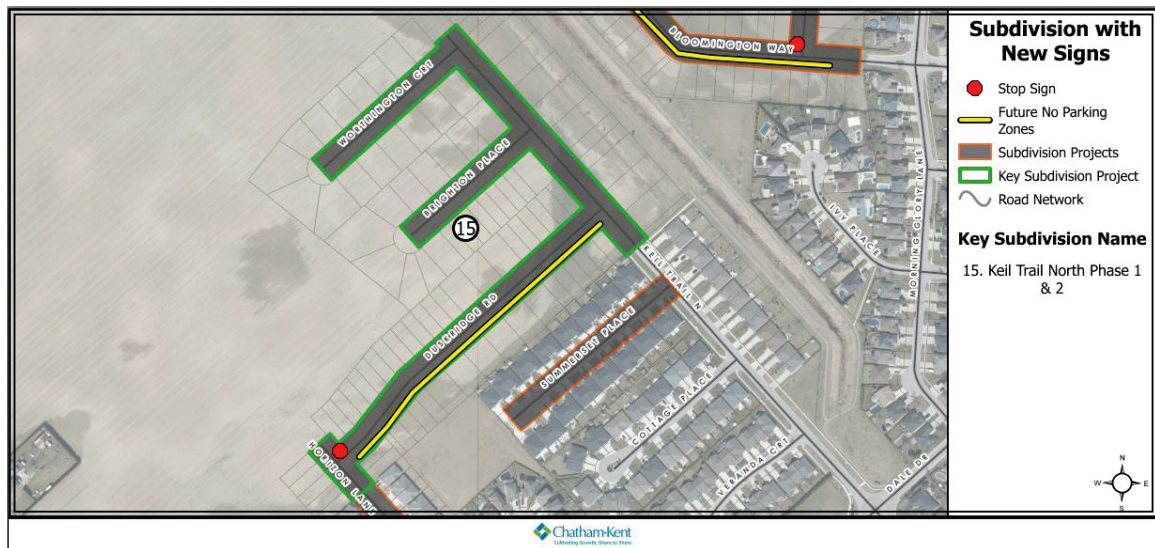


Map 10: Landings Pass Phase 3A &amp; 4A Subdivision

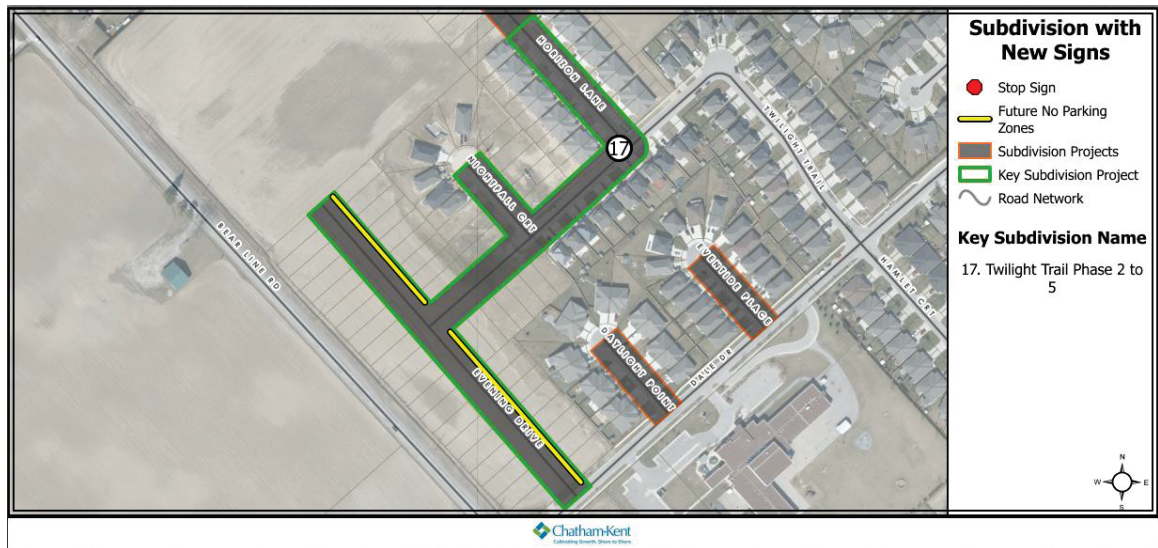




Map 11: Bloomington Way Phase 1 &amp; 2 Subdivision



Map 12: Keil Trail North Phase 1 &amp; 2 Subdivision

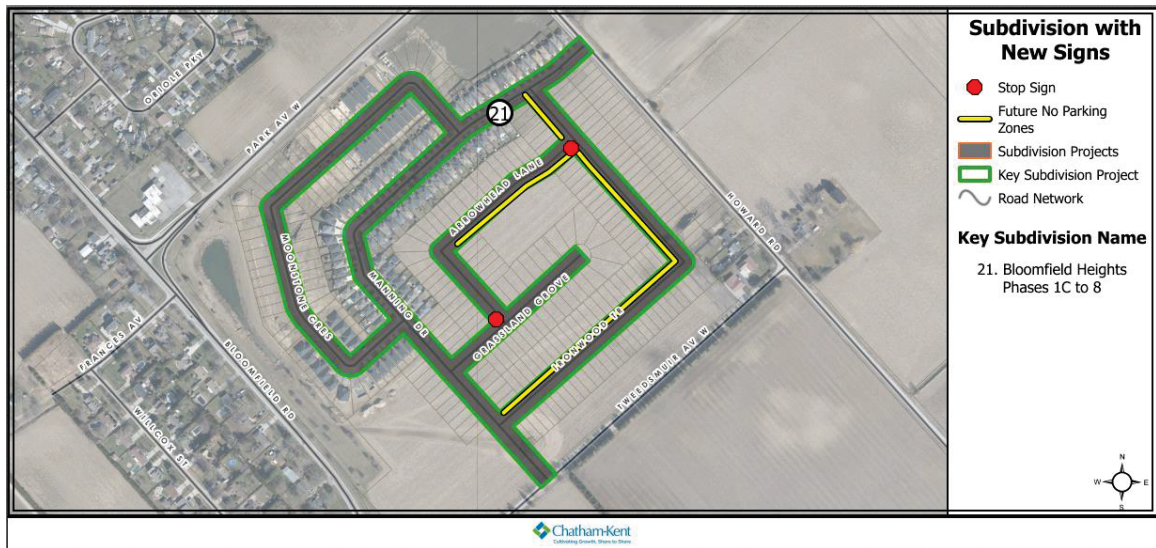


Map 13: Twilight Trail Phase 2 - 5 Subdivision

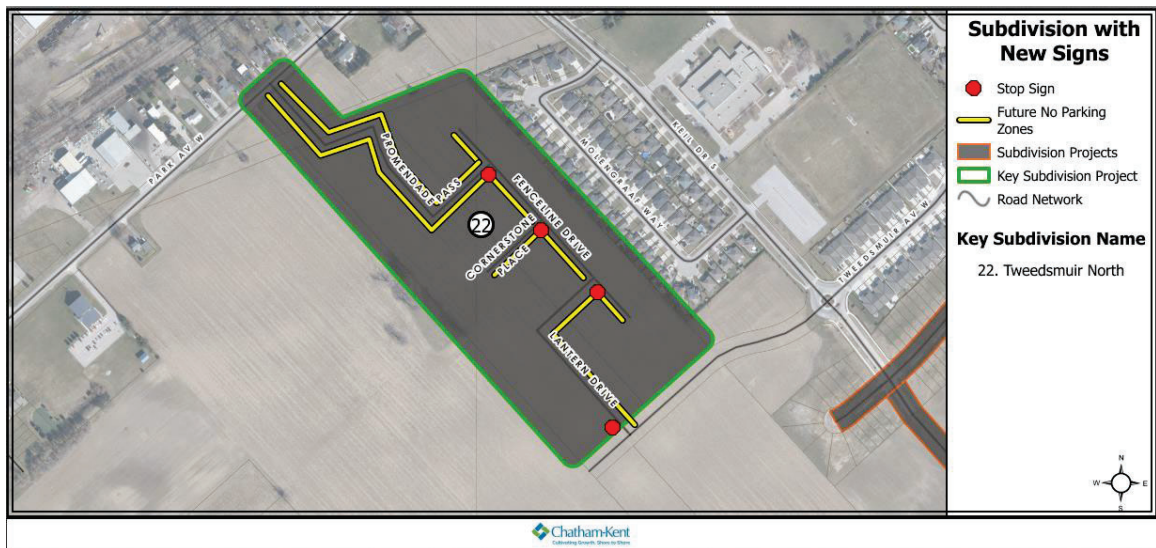


Map 14: Sugar Beet Phase 1 &amp; 2 Subdivision

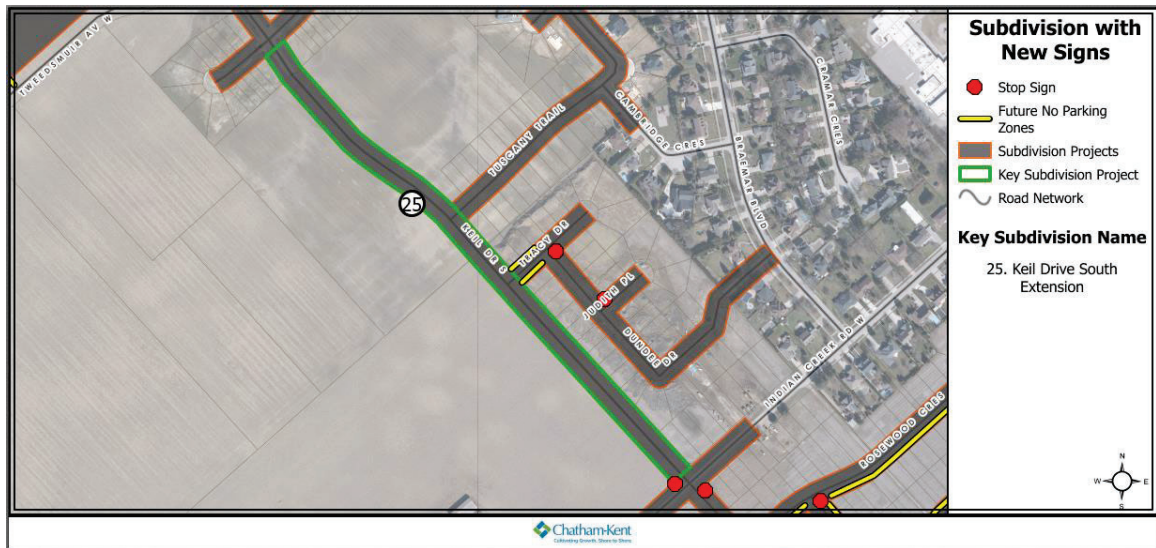




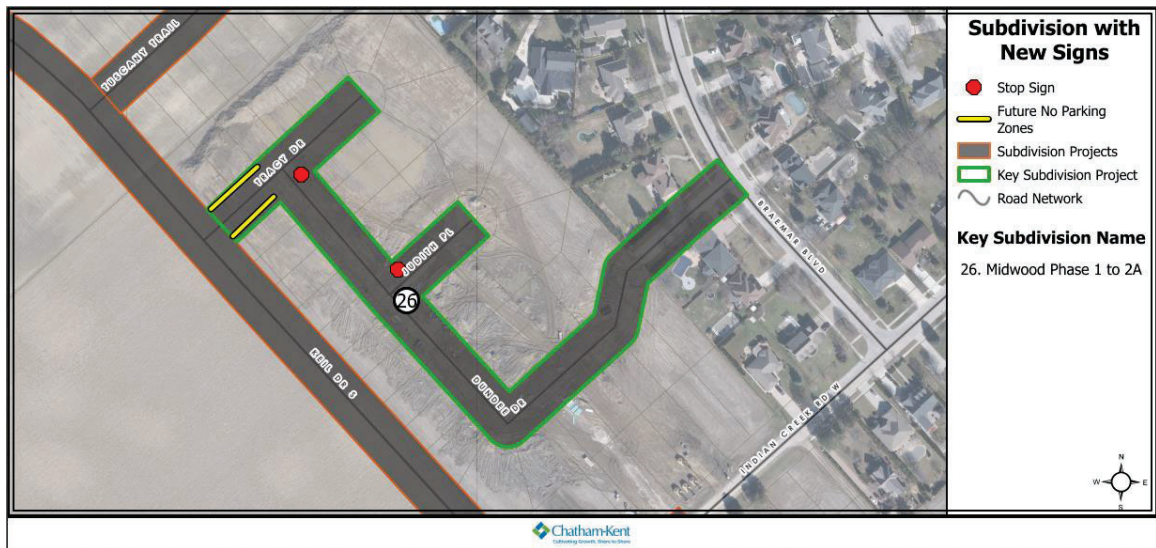
### Map 15: Bloomfield Heights Phases 1C & 8C Subdivision



Map 16: Tweedsmuir North Subdivision



Map 17: Keil Drive South Extension

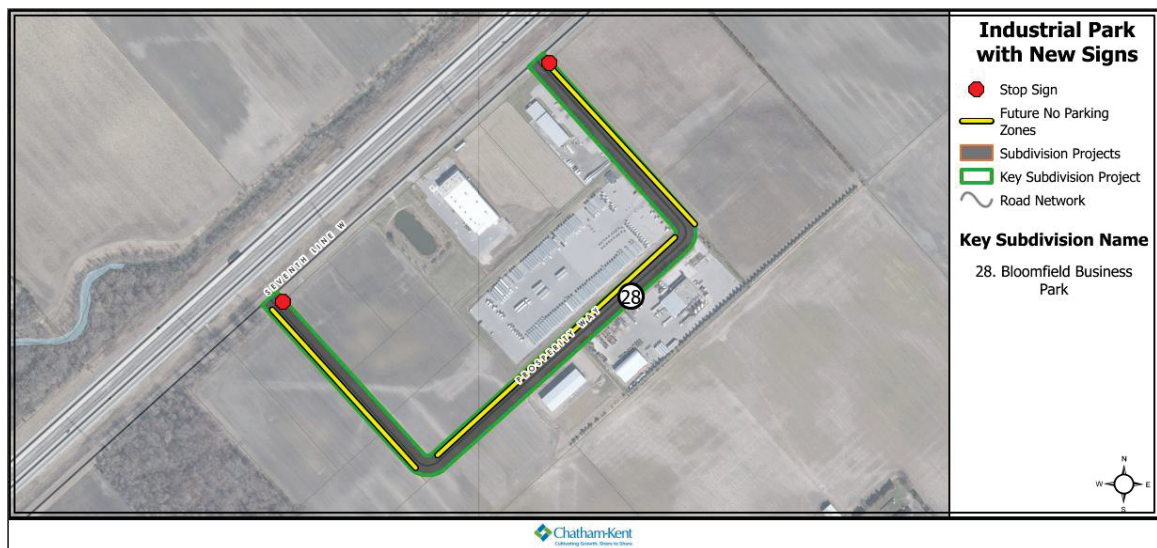


Map 18: Midwood Phase 1 &amp; 2





Map 19: Harwood Phase 1 - 6 Subdivision



Map 20: Bloomfield Business Park