

SECTION 8 - SECONDARY PLAN FOR THE NORTHEAST QUADRANT AREA "A"**8.1 Introduction**

A major purpose of the Secondary Plan for the Northeast Quadrant Area "A" is to replace the policies of the Official Plan for the Township of Chatham Planning Area with a land use scheme that enunciates, in greater detail, the broad policies established in the Official Plan for the City of Chatham Planning Area. The Secondary Plan shall generally conform to and implement the goals, polices and land use designations of the Official Plan of the City of Chatham Planning Area. However, where there is a conflict between the Official Plan and the Secondary Plan, the Secondary Plan policies shall prevail.

Another major purpose of the Secondary Plan is to ensure that development is phased in an efficient manner that creates a compact urban form and that prevents the premature development of agricultural lands.

The Secondary Plan is comprised of:

- (a) A Development Concept.
- (b) Development Policies.
- (c) Servicing and Development Charge Policies.
- (d) A Phasing and Implementation Strategy.

For background material, reference should be made to the background analyses and reports prepared and utilized in the preparation of the Secondary Plan for the Northeast Quadrant Area "A".

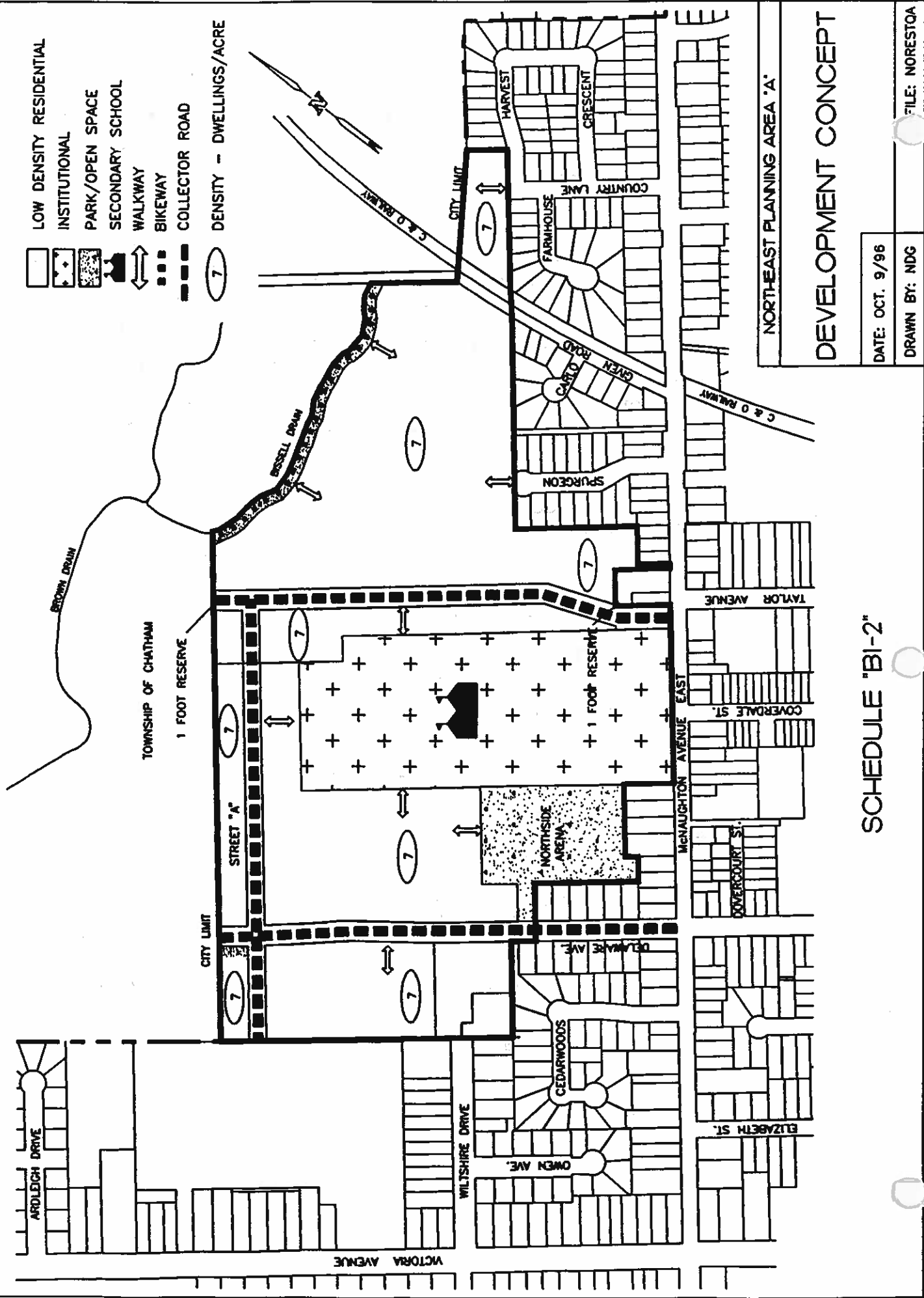
8.2 Development Concept

The Development Concept for the Planning Area is illustrated in Schedule "B1-2".

Table No. 1 describes the Development Concept in terms of generalized land use, area and associated densities. The Table is for descriptive purposes only.

The Phasing Scheme for the Planning Area is illustrated in Schedule "B1-2P".

- LOW DENSITY RESIDENTIAL
- INSTITUTIONAL
- PARK/OPEN SPACE
- SECONDARY SCHOOL
- WALKWAY
- BIKEWAY
- COLLECTOR ROAD
- DENSITY - DWELLINGS/ACRE



NORTH-EAST PLANNING AREA 'A'

DEVELOPMENT CONCEPT

DATE: OCT. 9/96
 DRAWN BY: NDG
 FILE: NORESTQA

SCHEDULE "BI-2"

TABLE NO. 1
GENERAL LAND ALLOCATION TABLE FOR
THE NORTHEAST PLANNING AREA "A"
(PLATE NO. 1)

Gross Area - 85.6 acres

Land Use	Acres	Maximum Lots/Units Per Acre	Potential Lots/Units Yield	Percentage Total Gross Area
1. Low Density Residential	48.9	7	321	57.1
2. Institutional	19.7		One site	23.0
3. Open Space/ Recreation				
(a) Northside Arena	5.3			6.2
(b) Bissell Drain	1.3			1.5
(c) Delaware Ext. SWM Pond	0.1			0.1
4. C & O Railway	0.3			0.4
5. Road Network	10.0			11.7
TOTALS	85.6		321	100%

8.3 Development Policies

8.3.1 **Residential**

- (a) Low Density Residential shall mean residential development comprising a range of single-detached housing types and semi-detached housing types. The maximum residential density shall be 7 units per gross, in accordance with Development Concept - Schedule "B1-2".
- (b) For residential developments within 985 feet of the Chesapeake and Ohio Railway tracks, the Developer shall satisfy the noise attenuation requirements outlined in Section 5.2.4 of the Official Plan of the City of Chatham.
- (c) Where possible, development at the rear of underutilized lots shall be incorporated into adjacent development.
- (d) All plans of subdivision submitted for approval shall be consistent with the overall stormwater management report entitled "Conceptual Stormwater Management Plan for Part of the Northeast Quadrant" by Sullo Associates Ltd. Consulting Engineers, dated June 11, 1996 prepared for the Planning Area, or as amended and approved.
- (e) Within a plan of subdivision, the City will require 5 percent of the land included in the plan as parkland conveyance (refer to 8.3.2).

8.3.2 **Open Space**

- (a) In the areas designated as Open Space, the predominant use of land will be for stormwater management and public outdoor recreation.
- (b) Stormwater management will be as recommended in the report "Conceptual Stormwater Management Plan for Part of the Northeast Quadrant" by Sullo Associates Ltd. Consulting Engineers, dated June 11, 1996 or as amended and approved.

The rate of flow of stormwater discharge into the existing municipal drains from the Planning Area will be no greater than the predevelopment rate of flow.

- (c) Public outdoor recreation shall include both active and passive uses as follows:

- (i) Active uses requiring playing fields or other facilities will utilize neighbourhood and community open space areas.
- (ii) Passive uses such as walking, jogging, bicycling and picnicing will utilize the balance of the open space areas, including the stormwater management facilities, linear corridors, linkages and walkways.

Public walkways will be required at strategic locations within development proposals in order to improve the continuity, accessibility and utility of the open space system. The approximate location of the walkways have been delineated in Schedule "B1-2" - Development Concept.

A bikeway will also be designated within the open space system as depicted in Schedule "B1-2" - Development Concept.

- (d) Within a plan of subdivision, the City will require 5 percent of the land included in the plan as parkland conveyance, or an equivalent amount of cash-in-lieu of parkland dedication.

The following criteria will apply to the fulfilment of the 5 percent parkland requirement:

- (i) Land that is subject to flooding, or land that has an elevation equal to or below the established flood plain or any lands that lie between the tops of the banks will not be considered acceptable as a parkland dedication.
 - (ii) Land that is above the established flood plain elevation, excluding any lands between the tops of the banks, will be considered as an acceptable parkland dedication.
 - (iii) Land along the Bissell Drain to a width of 25 ft. from the top of the bank will be required for the development of linear public open space. If the 25 ft. wide strip of land is above the established flood plain elevation, it will be considered as part of the parkland dedication.
- (e) 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 City.

- (f) Prior to the dedication of Open Space to the City, the owner shall:
 - (i) seed with grass all open space areas. 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-maintaining manner such as wild flowers or ornamental grasses;
 - (ii) construct an 8 ft. wide paved bikeway along the Bissell Drain as depicted on Schedule "B1-2". The Owner shall receive a credit for the cost of construction of the bikeway if and when the Development Charges By-law is implemented;
- (g) The Owner shall construct, at their own expense, all required 5 ft. wide concrete walkways.
- (h) The installation of walkways and the bikeway shall take place prior to the construction of any dwelling units in the vicinity.
- (i) Municipal servicing infrastructure for stormwater management will be conveyed to the City in accordance with the above-noted policies.
- (j) Conveyance of parkland and municipal servicing infrastructure for stormwater management will be made in conjunction with the registration of a plan of subdivision for the first phase.

8.3.3 Institutional

Institutional designations shall mean schools and places of worship.

8.3.4 Transportation

8.3.4.1 Vehicular Access to Chatham-Kent Secondary School

A new vehicular access off the Taylor Avenue extension shall be provided to the Chatham-Kent Secondary School site approximately 217 feet from McNaughton Avenue East. The most easterly driveway, presently opening onto McNaughton Avenue East, shall be closed. The realignment of the CKSS access shall be done at the expense of the developer, at the time of the construction of Taylor Avenue Extension.

8.3.4.2 Road Network

- (a) The roadways identified on Schedule "B1-2" - Development Concept consist of collector and local roads with future right-of-ways defined as follows:

(i) Collector Roadways

Taylor Avenue - north of McNaughton Avenue East to the City limits.

Two lanes with required right-of-way of 66 feet plus a 14 foot easement for utility purposes and with required right-of-way of up to 92.7 feet (precise width to be finalized at draft plan of subdivision stage) between McNaughton Avenue East and the School entrance noted in Section 8.3.4.1.

Delaware Avenue - from existing terminus north to City limits.

Two lanes with required right-of-way of 80 feet.

Street "A" - from Victorian Square Subdivision east to Taylor Avenue Extension.

Two lanes with required right-of-way of 66 feet.

(ii) Local Roadways

To be determined through Plan of Subdivision.

Two lanes with right-of-way width of 66 feet.

- (b) The alignment for the future northerly extension of Taylor Avenue shall be protected by the dedication to the City of a one foot wide reserve across the right-of-way width, at the time that these lands are developed.
- (c) Other than the roadways designated on Schedule "B1-2", no new roadway or driveway accesses will be permitted to McNaughton Avenue East.
- (d) To ensure safety for pedestrians, sidewalks will be provided on both sides of all collector roads and on at least one side of all local roads with the exception of cul-de-sacs less than 500 feet. All cul-de-sacs serving as approaches to schools shall also be provided with sidewalks.

8.3.4.3 Public Transit

The City will extend public transit service to new developed areas as demand warrants.

8.3.5 **Civic Design**

- (a) Careful attention shall be given to setbacks, orientation, lighting and screening so as to create a compatible environment with adjacent residential, commercial and institutional areas. Measures to minimize the impact of traffic, noise, signs and lighting shall be implemented including adequate on-site landscaping, screening and buffering and their maintenance.
- (b) The City will encourage Developers to use entrance features and decorative lighting in residential plans of subdivisions and in site plans for all other development.

8.3.6 **Archaeological Assessment**

- (a) Prior to any development, an archaeological assessment shall be completed for any lands in the Planning Area. The archaeological assessment shall be performed to the satisfaction of the City and the Ministry of Citizenship, Culture and Recreation.

8.4 Phasing and Implementation Strategy

The following discusses the phasing and regulatory requirements for implementation of the Secondary Plan.

8.4.1 **Guiding Development**

The above policies will be implemented through the powers delegated to the City by provincial legislation, such as the Planning Act, R.S.O. 1990 and the Development Charges Act, and particularly by means of Zoning by-laws, Site Plan Agreements and Subdivision Approvals. Development shall be restricted to those areas in which municipal services required to meet recognized standards of urban development are available.

Full municipal services and utilities shall be required for all new development, such as:

- (i) municipal sanitary sewers,
- (ii) paved streets, curbs and gutters, and sidewalks,
- (iii) municipal water supply facilities,
- (iv) storm drainage facilities,

- (v) underground hydro, telephone and cable TV, where feasible,
- (vi) natural gas pipelines, where appropriate.

8.4.2 Official Plan

- (a) The Secondary Plan shall be incorporated into the Official Plan by formal amendment and shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
- (b) Future changes to the Secondary Plan shall be by an Official Plan Amendment, except in the case of minor adjustments to the roadways and stormwater management facilities/parks.

8.4.3 Zoning By-law

- (a) An amendment to the Zoning By-law will establish the residential, institutional and open space uses. The Zoning By-law Amendment will be coordinated with the process to incorporate the Secondary Plan into the Official Plan.
- (b) For the purpose of interpreting zone lines, measurement will be from existing or proposed roadways. Minor adjustments to the location of zone lines can be made without amendment to the Zoning By-law.

8.4.4 Phasing Scheme

The City of Chatham acknowledges the importance of encouraging a compact urban form and of preventing the premature removal of land from agricultural production. In this regard, the following phasing policies shall apply to the development of the Planning Area as illustrated in Schedule "B1-2P" - Phasing Scheme:

1. Phase 1 lands representing approximately 315 dwelling units, may be developed in accordance with Development Concept "B1-2" upon approval of this plan.
2. Phase 2 lands as shown on Schedule "B1-2P" will remain designated as Agriculture until the following criteria has been satisfied:
 - (a) Housing starts have been undertaken on 75% of the lots in Phase 1 areas; and

- (b) Adequate capacity exist in municipal services and community facilities; and
- (c) New development be built in an orderly and contiguous fashion from the existing built-up area.

Subsequent to the fulfilment of the above conditions and subject to approval of an Official Plan Amendment, Phase 2 lands shall be developed in accordance with Schedule "B1-2".

Notwithstanding the above, consideration may be given to reallocating Phase 1 lands to other land owners if no construction has occurred on Phase 1 lands within 5 years of the approval of this plan. This may be accomplished by rescinding plan approval without amendment to this plan.

Land owners shall be encouraged to maintain vacant land within the Planning Area as productive agriculture until such time as actual construction occurs. The premature grading of sites is discouraged.

8.4.5 **Development Charges**

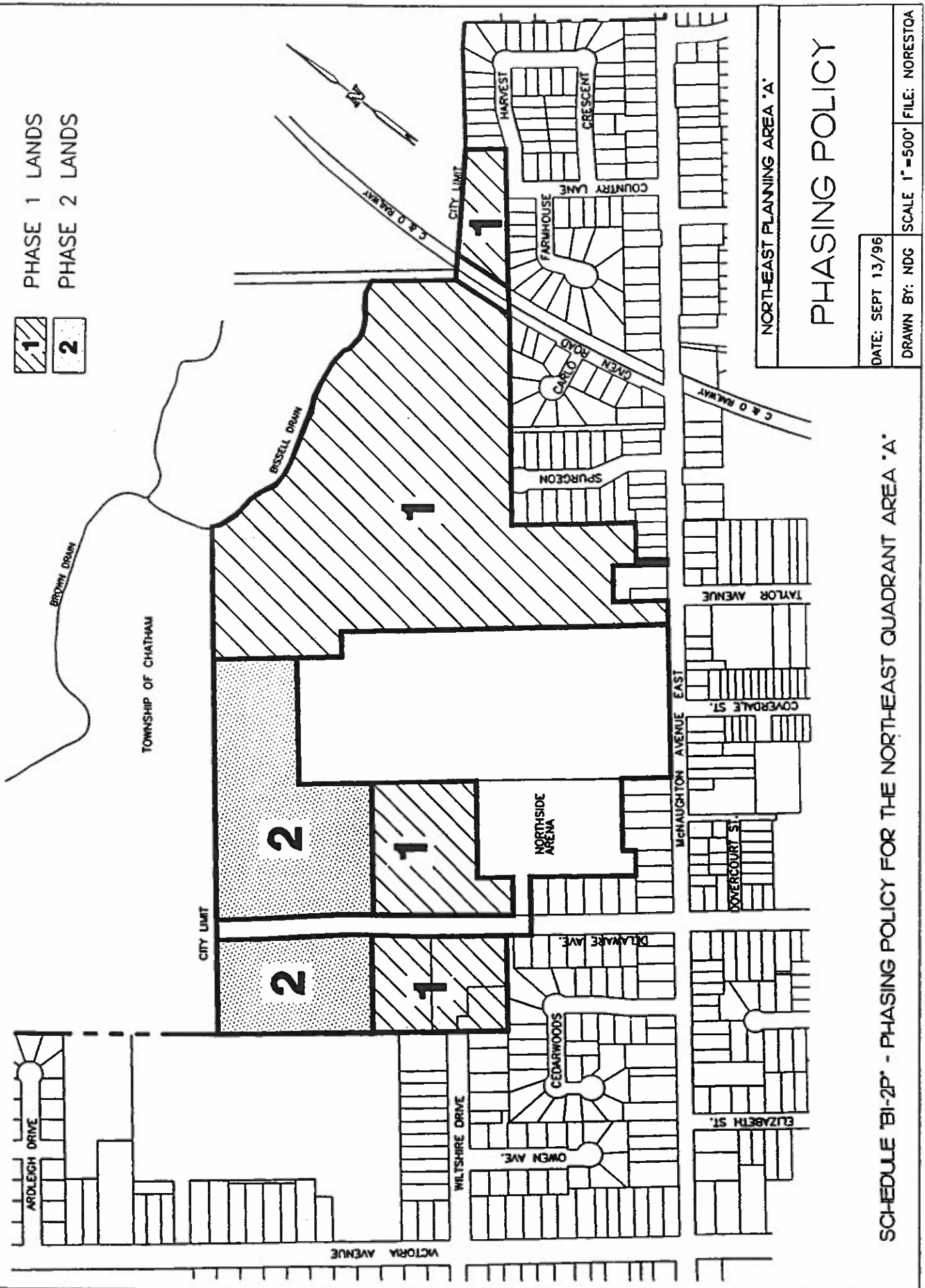
All development shall be subject to the Development Charges By-law for the Planning Area. A development charge shall include, but not be restricted to:

- (a) municipal sanitary services;
- (b) roadway and bikeway improvements;
- (c) municipal water supply facilities;
- (d) storm drainage facilities;

8.5 **Summary**

The Secondary Plan establishes the development pattern for the Northeast Area "A" portion of the City of Chatham and provides policies and a phasing strategy to guide development in order to ensure a compact urban form and to prevent the premature removal of land from agricultural productivity.

PHASE 1 LANDS
PHASE 2 LANDS



NORTHEAST PLANNING AREA 'A'

PHASING POLICY

DATE: SEPT 13/96

DRAWN BY: NDG

SCALE 1"=500' FILE: NORESTQA

SCHEDULE 'BI-2P' - PHASING POLICY FOR THE NORTHEAST QUADRANT AREA 'A'