

By-law Number _____

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
(1000736988 Ontario Inc., 1000736990 Ontario Inc., 1000736993 Ontario Inc., and
10007369994 Ontario Inc.)

CityView # PL202400089

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Chatham in order to permit a multi-unit residential development.

And Whereas the proposed use would conform to the Official Plan upon the final approval of Official Plan Amendment No. 81 (OPA 81);

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

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 Institutional (I) to Residential Medium Density Second-1733 (RM2-1733) on the lands so depicted on Schedule "A" hereto annexed and also forming part of this by-law.
2. That Schedule "B" Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Exception No., the following:

Exception No. 1733

3. That Schedule "B" Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Special Zone Symbols, the following:

RM2-1733

4. That Schedule "B", Zone Exceptions, of the said By-law 216-2009, be amended by adding the following Special Zone Provisions:

Exception No.	Special Zone Symbol	Special Zone Provisions
1733	RM2-1733	Notwithstanding any other provision of the by-law to the contrary, the permitted uses shall also include: a) Dwelling, Stacked Row House

Exception No.	Special Zone Symbol	Special Zone Provisions
		<p>A “Dwelling, Stacked Row House” means a building designed to contain three or more dwelling units, to a maximum of 24 units, with a maximum of eight units on the ground floor, attached side by side, not more than three units high, with each dwelling unit having private entrance to grade level and a private open space area where any upper unit may utilize a portion of the roof of any lower unit.</p> <p>The following regulations are specific to a Stacked Row House Dwelling:</p> <ul style="list-style-type: none"> a) Interior Side Yard Width Minimum – 6.25 m b) Front Yard Depth Minimum – 7.62 m c) Rear Yard Depth Minimum – 7.62 m d) Lot Coverage Maximum – 45% e) Maximum Density per lot – 88 units per ha f) Maximum Building Height – 12.15 m

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 18th day of November, 2024.

Mayor – Darrin Canniff

Clerk - Judy Smith

This is Schedule "A" to By-law Number _____ of the Corporation of the Municipality of Chatham-Kent passed on the 18th day of November, 2024.

