

**AMENDMENT No. 81 TO THE  
OFFICIAL PLAN FOR THE  
MUNICIPALITY OF CHATHAM-KENT**

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. -2024

A BY-LAW TO ADOPT AMENDMENT NO. 81 TO THE OFFICIAL PLAN FOR THE  
MUNICIPALITY OF CHATHAM-KENT

1000736988 Ontario Inc., 1000736990 Ontario Inc., 1000736993 Ontario Inc., and  
10007396994 Ontario Inc.  
CityView No.: PL202400089

The Council of the Corporation of the Municipality of Chatham-Kent, in  
accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby  
enacts as follows:

1. Amendment No. 81 to the Official Plan for the Community of Chatham consisting  
of the attached Schedule “1” and explanatory text, is hereby approved.
2. This by-law shall come into force and take effect on the day of the final passing  
thereof.

Read a First, Second and Third Time and Finally Passed This 18th Day of November  
2024.

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Mayor – Darrin Canniff

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Clerk – Judy Smith

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STATEMENT OF COMPONENTS

PART "A" - PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text and one (1) map (entitled Schedule "1") constitutes an amendment to the Official Plan for the Municipality of Chatham-Kent, namely Amendment No. 81 to the Official Plan for the Municipality of Chatham-Kent.

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART "A" - PREAMBLE

1. Purpose

The purpose of the application is to facilitate the development of the lands into a new multi-unit residential development. The proposal includes eight (8) buildings, each designed as stacked row-houses with each unit having a separate at-grade entrance. In total, the site is proposed to be developed with 160 residential dwelling units and 210 off-street parking spaces. The development is proposed to be accessed from two existing entrances on Local Roads, including Lark Street and Partridge Crescent. The amendment will apply a new Site-specific Policy Area over the subject lands. The site-specific policies will provide for a density of 88 units per hectare with certain off-site improvement requirements.

2. Location

The lands subject to this amendment are located on the south side of Lark Street, with additional frontage on Partridge Crescent, in Block P, Plan 644, in the Community of Chatham (City).

3. Basis

The subject lands are approximately 1.8 ha (4.5 ac.) in area and contain a building that was utilized by the former Monsignor Uyen Catholic School. The lands are designated Residential Area in the Chatham-Kent Official Plan.

PART "B" - THE AMENDMENT

All of this part of the document, entitled “Part B - The Amendment”, consisting of the following Items 1 & 2 and one (1) map (entitled Schedule “1”) together constitute Amendment No. 81 to the Chatham-Kent Official Plan.

Item 1:

Map Schedule “E2”, Community of Chatham (Land Use Schedule), is amended by designating a portion of lands to be included within Site Specific Policy Area B.2.3.19 as depicted on the attached Map Schedule “1”.

Item 2:

Section B.2.3 Residential Area Policies is amended adding policy B.2.3.19, to be worded as follows:

B.2.3.19 For the lands identified on Schedule “E” series – Land Use as “Site Specific Policy Area B.2.3.19” in Block P, Plan 644, located at 255 Lark Street, with additional frontage on Partridge Crescent and Lark Park, the following policies apply, in addition to the other policies of this Plan:

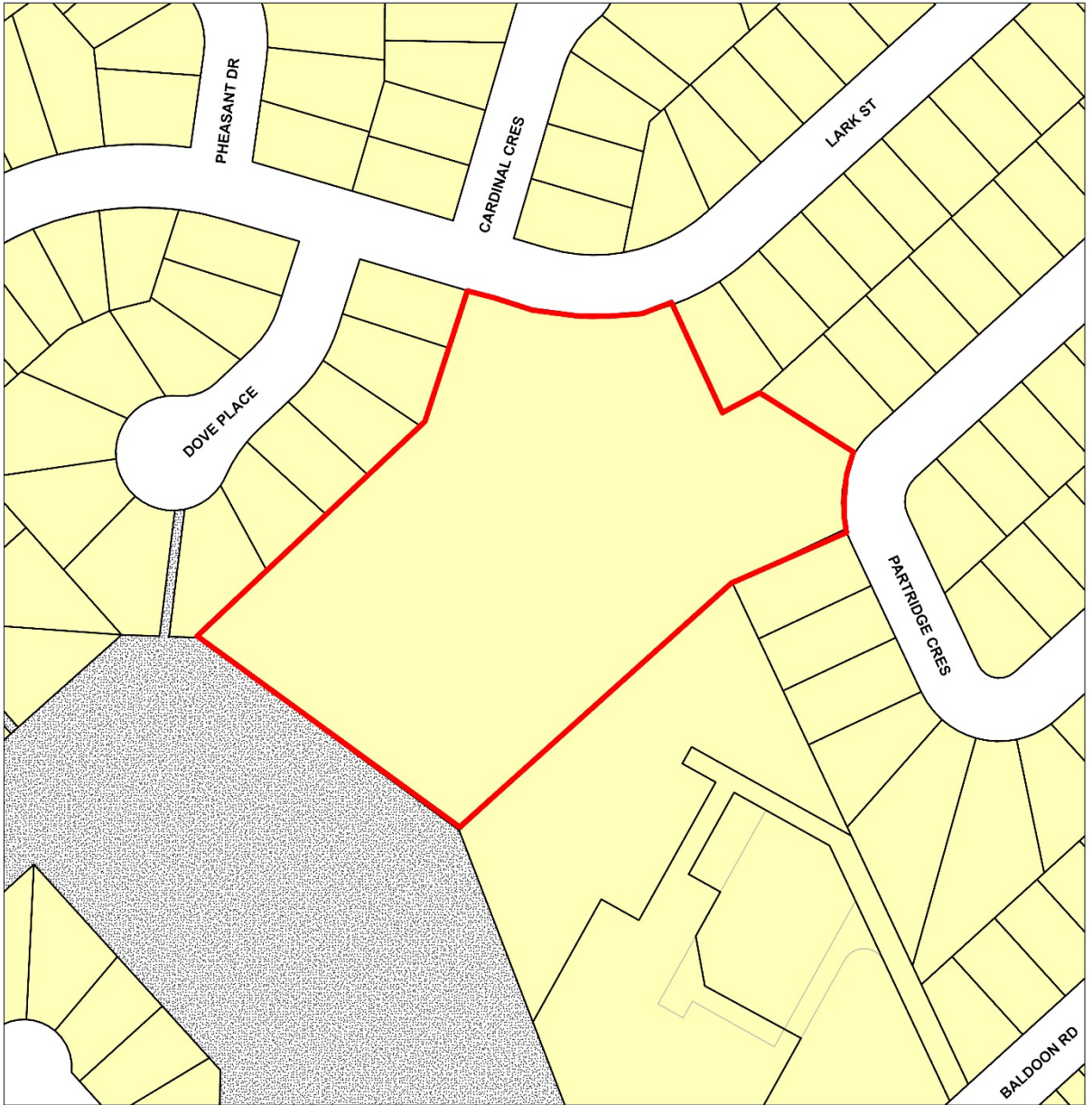
- a) Notwithstanding Policy B.2.3.6.2, the permitted uses shall include a multiple unit stacked rowhouse development, consisting of 160 residential units.
- b) The implementing Zoning By-law shall provide a maximum height requirements of four storeys
- c) As part of Site Plan Approval, an agreement implementing the development described in a), above, shall, at the discretion of the Municipality, include the developer construction of, or equivalent financial contribution to the Municipality, the following off-site improvements:
  - i) Sidewalks on the development side of Lark Street from the intersection of Dove Place continuously to the existing sidewalk on Baldoon Road, including standard street crossings.
  - ii) If an unobstructed opening from a rear yard access of the site to Lark Park is installed, a standard asphalt path within Lark Park connecting to the existing asphalt path closest to the site.

PART “C” - APPENDICES

The following appendices do not constitute part of Amendment No. 81 to the Chatham-Kent Official Plan, but are included for information supporting the amendment.

APPENDIX 1 – November 18, 2024, Planning Report (attached).

# SCHEDULE "1"



 Lands to be added to Site-Specific Policy Area B.2.13.19

Land Use Designations

 Residential

 Public Facility

