

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Anthony Jas
Manager, Development, Planning Services

Date: March 15, 2023

Subject: Application for Consent
PL202300029 – Michael Burke
95 Cathcart Street, Community of Blenheim (South Kent)

Recommendation

It is recommended that:

1. Consent application File B-22/23, to sever a new 0.74 ha (1.83 ac.) vacant industrial lot, shown as Part 1 on the applicant's sketch, in Part of Block A, Plan 106, in the Community of Blenheim, be approved, subject to the following conditions:
 - a) that the severed parcel be assigned the civic address, "89 Cathcart Street";
 - b) 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,
 - c) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photocopies). 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).

Background

The subject property is located along Cathcart Street, east of Chatham Street North and south of Story Street, in the Community of Blenheim (Roll No. 3650 160 003 21602). The lands are approximately 1.37 ha (3.39 ac.) in area and contain a public storage facility over a portion of the property being retained. The property is designated Employment Area in the Chatham-Kent Official Plan and zoned General Industrial (M1). A key map showing the location of the subject property is attached as Appendix A. Pictures of the subject property and surrounding area are attached as Appendix B.

The application is proposing to sever and convey a new industrial lot, approximately 0.74 ha (1.83 ac.) in area, shown as Part 1 on the applicant's sketch attached as Appendix C. The lands proposed to be severed are adjacent to the public storage facility and are vacant. The proposed severed and retained parcels meet the lot requirements of the General Industrial (M1) Zone.

Comments

Provincial Policy Statement (PPS)

The proposed lot creation is consistent with the policies and intent of the PPS as it focuses new development and growth within an existing settlement area of Chatham-Kent.

Official Plan

The proposed severance is to create a new industrial lot in the Primary Urban Centre of Blenheim. The application has been reviewed under policies of the Chatham-Kent Official Plan. It has been specifically reviewed under Section 2.3.6 - Primary Urban Centres, Section B.2.4 - Employment Area Policies, and Section 6.3.3 - Planning Tools (Consent), and generally meets these policies.

The Official Plan contains policies to direct industrial intensification and infill development to Primary Urban Centres where full municipal services are available (Policy 2.3.6.2.2 and Policy 2.3.6.2.4). Municipal sanitary sewers and piped water are available in the Cathcart Street right-of-way.

It is the policy of Chatham-Kent that:

B.2.4.2 The Employment Area is intended for a range of industrial and secondary commercial land uses which shall be developed on full municipal services.

B.2.4.3 Permitted industrial uses in the Employment Area shall include office, research facilities, printing, processing, manufacturing, assembling, warehousing, and shipping uses, as more specifically defined in the Zoning By-law. A limited amount of ancillary retail to the main permitted industrial use shall also be permitted.

Following the creation of a new parcel, development of the land with buildings and structures will follow the processes set out in the Site Plan Control By-law 148-2016, as amended.

Overall, the proposal meets the intent of the Official Plan.

Zoning By-law

The subject property is zoned General Industrial (M1). The proposed severed and

retained parcels meet the minimum lot area of the General Industrial (M1) Zone and are of adequate size to accommodate for a range of the permitted uses. All applicable zoning provisions are met by this proposal. Therefore, the proposal complies with the Chatham-Kent Zoning By-law.

Areas of Strategic Focus

This report supports the following areas of strategic focus:

			
Economic Prosperity	Healthy & Safe Community	People & Culture	Environmental Sustainability
1.3			

Consultation

No consultation was required in the preparation of this report.

Communication

Information on Council's action will be posted to the municipal website. All persons who have made a submission regarding this application will receive a notice of Council's decision. Any other person who wishes to receive notice must submit a written request to the Clerk.

Diversity, Equity, Inclusion and Justice (DEIJ)

This report does not have implications related to diversity, equity, inclusion or justice.

Financial Implications

There are no financial implications resulting from the recommendation.

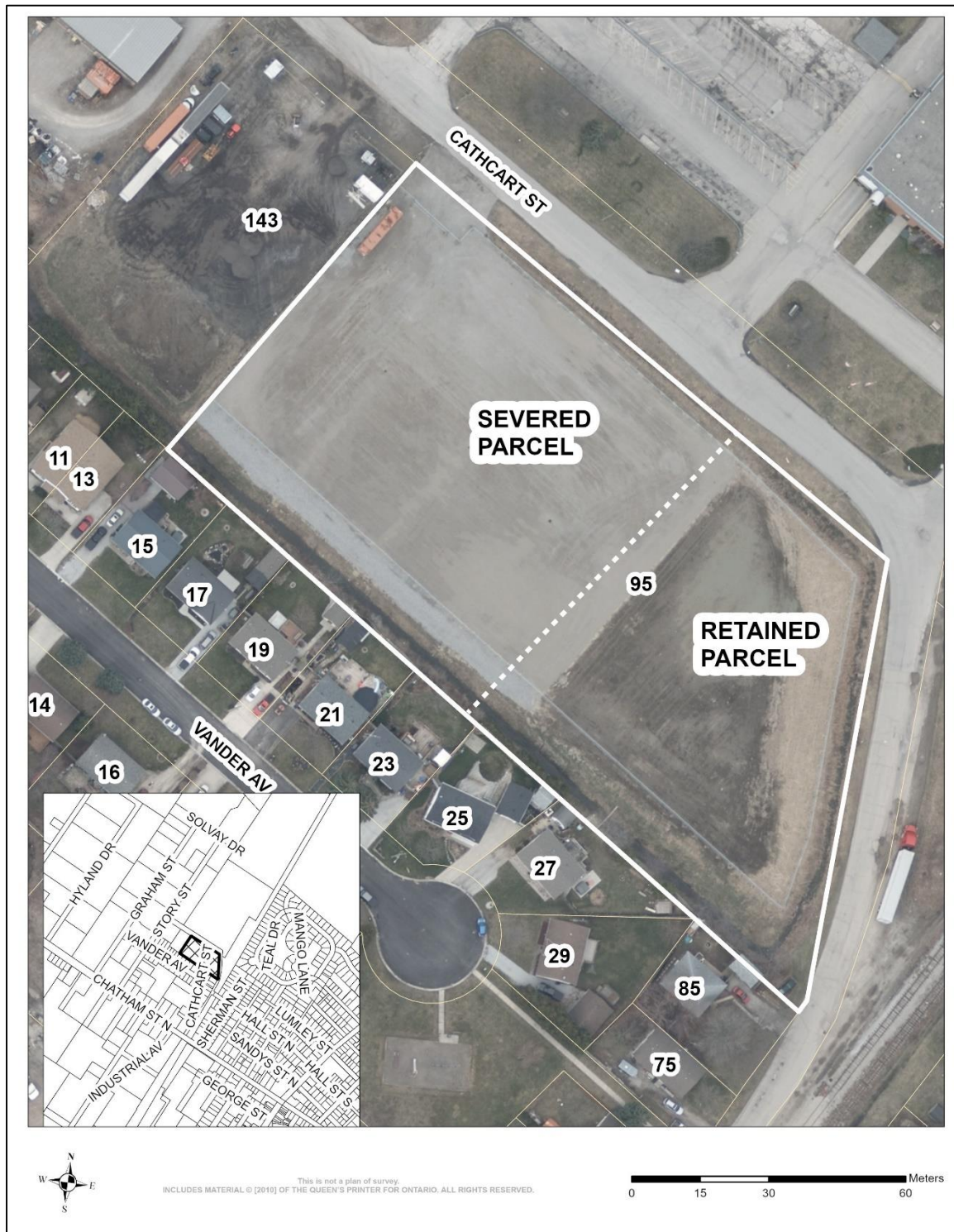
Prepared by: Anthony Jas, Manager, Development, Planning Services

Reviewed by: Ryan Jacques, MCIP, RPP, Director, Planning Services

Reviewed by: Bruce McAllister, MCIP, RPP, General Manager, Community Development

Attachments: Appendix A – Key Map
Appendix B – Site Photos
Appendix C – Applicant's Sketch

Appendix A – Key Map



Appendix B – Site Photos



Looking northwest towards the subject property (severed parcel) from Cathcart Street.



Looking south towards the subject property (retained parcel) from Cathcart Street.

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