

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Anthony Jas
Manager, Development, Planning Services

Date: March 17, 2023

Subject: Application for Zoning By-law Amendment
PL202300038 – J Fantin Enterprises Ltd.
38 Queen Street North, Community of Tilbury (West Kent)

Recommendation

It is recommended that:

1. Zoning By-law Amendment application File D-14 TI/16/23/F to rezone the subject lands known as 38 Queen Street North, in Part of Lot 4, Plan 189, in the Community of Tilbury, to a site-specific Urban Commercial (Central Business District)-1662 (UC(CBD)-1662) Zone, to add a Laundromat as an additional permitted use, be approved, and the implementing by-law be adopted.

Background

The subject property is located on the east side of Queen Street North, between Canal Street East and Young Street, in the Community of Tilbury (3650 080 004 01200). The property is approximately 432 sq. m (4,651 sq. ft.) in area and contains a one-storey commercial building comprised of two (2) units. The lands are designated Downtown/Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District) (UC(CBD)). A key map showing the location of the subject property is attached as Appendix A. Photographs of the subject property and surrounding area are attached as Appendix B.

The applicant intends to convert unit 38A into a new laundromat. A sketch demonstrating the proposed layout of the laundromat use is attached as Appendix C. The Zoning By-law Amendment application proposes to rezone the subject property to permit the laundromat use as this is not a use currently permitted as-of-right in the UC(CBD) Zone. The application is discussed in more detail in the Comments section below.

Comments

Provincial Policy Statement (PPS)

The proposal is consistent with the PPS. Specifically, it supports a healthy, liveable and safe community by further promoting an appropriate mix of land uses that will contribute positively to the financial well-being of the local community (Policy 1.1.1).

There is no issue of provincial interest associated with this proposal.

Official Plan

The proposal generally conforms to the Downtown/Main Street Area policies found in Section B.2.2, of which the following policies specifically apply to the Community of Tilbury:

- B.2.2.3.1 The Downtown/Main Street Area is recognized as the historic core area and the predominant function shall be as the primary retail and service commercial centre in those Primary Urban Centres.*
- B.2.2.3.2 The predominant use of land within the Downtown/Main Street Area shall be mixed use, predominantly comprising retail and service commercial and residential uses.*
- B.2.2.3.3 Permitted uses shall include retail, service, recreational and tourism related commercial uses, entertainment, cultural, community, business and professional offices, institutional and residential uses, as more specifically defined in the Zoning By-law*
- B.2.2.4 To provide interest and activity at ground level on the major streets, retail commercial uses are encouraged on the main floor of buildings, and office and residential uses are encouraged on upper floors.*

To summarize, the predominant use of land within the Tilbury Downtown/Main Street Area is intended to be mixed-use. Along major streets, such as Queen Street North, mixed-use is to be comprised of retail and service commercial uses on the main floors of buildings and office and residential uses on upper floors. This type of development is to promote interest and activity along major streets, and is a form of community design that positively serves the local economy, community, public health and the environment.

The subject property is located within Tilbury's downtown core. The predominant built form within the subject area is mixed-use which includes retail and service commercial uses at street level and residential units in the upper levels of those structures with a second storey. The proposal is to add a service commercial use that will provide residents of the downtown core, and the greater Tilbury community, with added convenience to support their daily needs.

Zoning By-law

The proposal is to facilitate a new service commercial use on the subject property. The proposed use is typical of a downtown commercial area and is similar in nature to uses currently permitted by the UC(CBD) Zone, including:

- Dry Cleaning Establishment
- Retail Store (Convenience)
- Service or Repair Shop
- Bake Shop
- Child Care Centre
- Eating Establishment

As the use proposed for the subject property is not permitted as-of-right by the current zoning, it is being recommended that the property be rezoned to a site-specific UC(CBD)-1662 Zone which adds “Laundromat” as an additional permitted use. The Chatham-Kent Zoning By-law defines a Laundromat as “a self-serve clothes washing establishment and may include dry-cleaning as an ancillary part of the business.” By adding an additional use in this manner, the subject property will maintain flexibility into the future in how the property may be used.

There are no other changes proposed by this application, therefore, all current zoning regulations will continue to apply to the subject lands.

Areas of Strategic Focus

This report supports the following areas of strategic focus:

			
Economic Prosperity	Healthy & Safe Community	People & Culture	Environmental Sustainability

Consultation

No consultation was required as part of this application.

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.

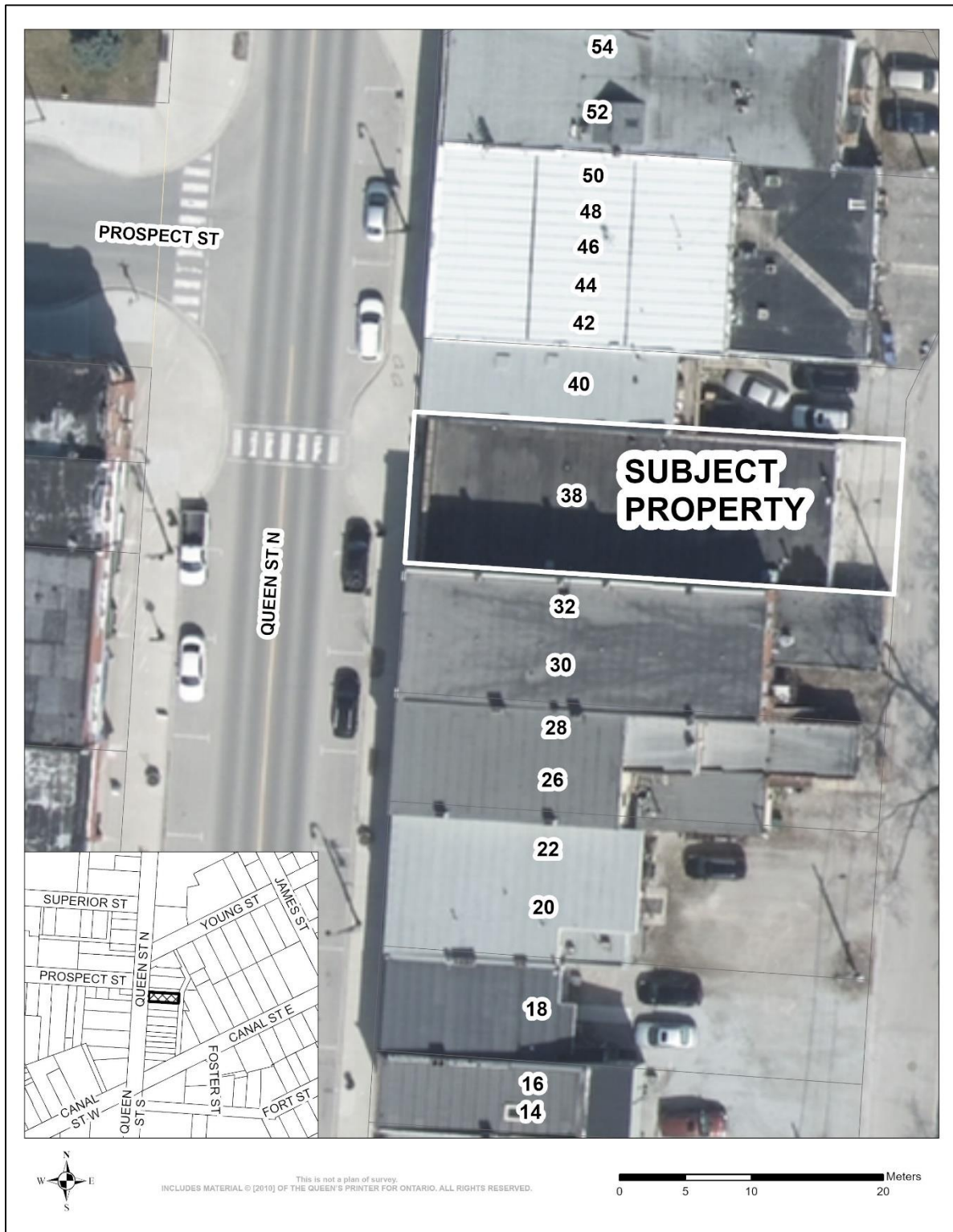
Prepared by: Anthony Jas, Manager, Development, Planning Services

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
By-law to amend By-law 216-2009

Appendix A – Key Map



Appendix B – Site Photos



Looking east towards the subject property from Queen Street North.



Looking east towards the subject property and surrounding area from Queen Street North.

Appendix C – Applicant's Sketch

