

**Municipality of Chatham-Kent**

**Community Development**

**Planning Services**

**To:** Mayor and Members of Council

**From:** Ryan Jacques, MCIP, RPP  
Director, Planning Services

**Date:** March 28, 2023

**Subject:** Application for Removal of the “H” – Holding Symbol  
PL202300072 – CKSL Development Ltd.  
26 Dundee Drive and 593 Indian Creek Road West, Community of Chatham  
(City)

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**Recommendation**

It is recommended that:

1. Zoning By-law Amendment application File D-14 C/23/22/C, to remove the “H” – Holding Symbol from the subject lands, located at 26 Dundee Drive (Lot 5, 24M-982) and 593 Indian Creek Road West (Lot 5, 24M-999), in Part of Lot 21, Concession 2 (Raleigh), in the Community of Chatham (City), be approved, and the implementing by-law be adopted.

**Background**

The subject lands are comprised of two parcels, as follows:

- 26 Dundee Drive: located on the south side of Dundee Drive, west of Braemar Boulevard; approximately 774 sq. m (8,330 sq. ft. in area.
- 593 Indian Creek Road: located on the north side of Indian Creek Road, west of Braemar Boulevard; approximately 977 sq. m (10,516 sq. ft.) in area.

Both parcels are zoned designated Low Density Residential in the Chatham Secondary Plan for the Southwest Quadrant and zoned Holding-Residential Low Density First-1485 (H-RL1-1485). A key map showing the location of the subject lands is attached as Appendix A.

The application requests to remove the “H” holding symbol from the zoning on the property. The holding symbol is a *Planning Act* tool that allows the Municipality to control development over certain lands until such time as specific pre-conditions are satisfied.

The subject property zoning currently restricts these lands from any new buildings or structures until such time that issues related to secondary access to the subdivision have been resolved to the satisfaction of the Corporation.

The Zoning By-law Amendment application will remove the “H” holding symbol from the subject lands to facilitate future development in accordance with municipal standards.

## **Comments**

### **Provincial Policy Statement**

The application does not raise any items of provincial interest.

### **Official Plan**

The application has been reviewed under policies of the Chatham-Kent Official Plan. Specifically, Section 6.3.3, Planning Tools (Holding Provision), and meets these policies.

### **Zoning By-law**

The lands are currently zoned Holding-Residential Low Density First-1485 (H-RL1-1485). The holding symbol does not allow new buildings or structures to be erected or located on the land until such time that *issues related to Secondary Access [to the subdivision] have been resolved to the satisfaction of the Corporation.*

These lots were used as a temporary access to the subdivision consisting of Dundee Drive, Judith Place, and Tracey Drive for construction equipment and workers involved in homebuilding in the area. Administration is satisfied that the holding provision can be removed at this time, considering the following:

- The majority of homebuilding in the subdivision is completed.
- A tender for the construction of Keil Drive South from Bordeaux Place to Indian Creek Road West is active at the time of writing this report. The construction of this road is anticipated to begin in May with completion by September 30, 2023. Keil Drive South will provide secondary access to this development at an intersection with Tracy Drive.

Therefore, the requested zoning by-law amendment to remove the holding symbol from the lands and place the property into the Residential Low Density First-Estate-643 (RL1E-643) zone can proceed.

## **Areas of Strategic Focus**

This report supports the following areas of strategic focus:

## **Consultation**

			
<b>Economic Prosperity</b>	<b>Healthy &amp; Safe Community</b>	<b>People &amp; Culture</b>	<b>Environmental Sustainability</b>

No consultation was required in the preparation of this report.

### **Communication**

Communication is proposed to be through the inclusion of this report on the Council agenda and related communications.

### **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.

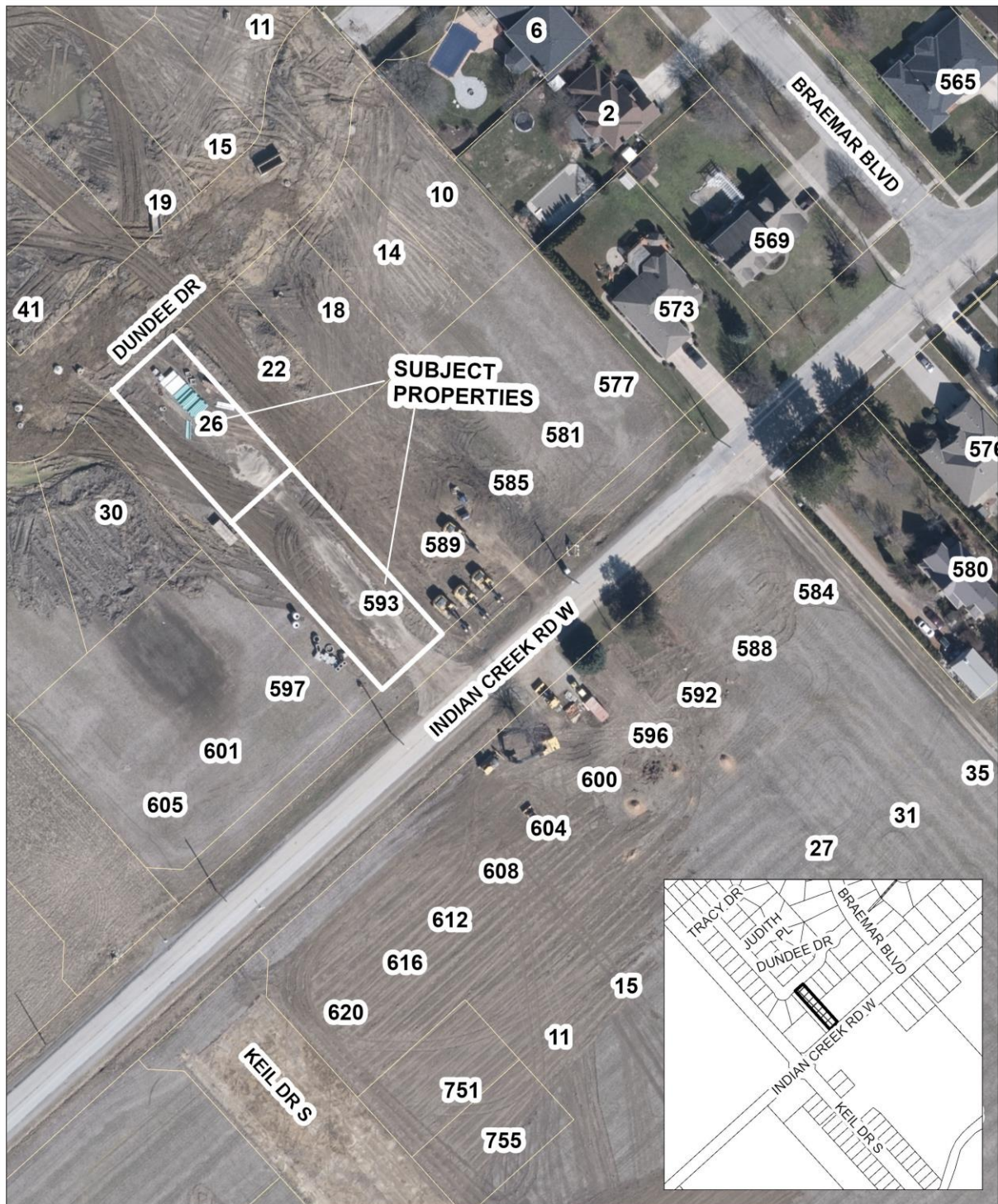
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Reviewed by: Ryan Jacques, MCIP, RPP, Director, Planning Services

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

Attachments: Appendix A – Key Map  
By-law to amend By-law 216-2009

Appendix A – Key Map



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