

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

(1000126008 Ontario Incorporated)

CityView # PL202400047

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 (City) in order to rezone the lands to recognize an existing dwelling and to permit additional residential uses;

And Whereas the proposed uses would conform to the Official Plan;

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 Residential High Density Second (RH2) to Residential High Density Second-1721 (RH2-1721) 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:
1721

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:
RH2-1721

4. That Schedule “B”, Zone Exceptions, of the said By-law 216-2009, be amended by adding the following Exception Areas:

Exception No.	Special Zone Symbol	Special Zone Provisions
1721	RH2-1721	Notwithstanding any other provision of the by-law to the contrary, the permitted uses shall also include the following: 1. An existing Single Detached Dwelling with two (2) Additional Dwelling units. 2. Multiple Dwelling. The following regulations are specific to a Multiple Dwelling:

Exception No.	Special Zone Symbol	Special Zone Provisions
		<ul style="list-style-type: none"> a) Maximum number of residential units – seven (7). b) Northerly Interior Side Yard Width Minimum – 1.22 m. c) Southerly Interior Side Yard Width Minimum – 2.44 m. d) Front Yard Depth Minimum – 7.62 m e) Rear Yard Depth Minimum – 7.62 m f) Despite Section 4.19(j), Access to Parking, a minimum driveway width of 3.66 m is permitted.

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 27th day of May, 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 27th day of May, 2024.

