

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

(1268236 Ontario Inc.)

CityView # PL202400014

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 permit medium density residential uses and apply site-specific regulations for a Row House Dwelling;

And Whereas the proposed use 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 Low Density First (RL1) to Residential Medium Density First-1709 (RM1-1709) 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:

Exception No. 1709

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:

RM1-1709

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

Exception No.	Special Zone Symbol	Special Zone Provisions
1709	RM1-1709	Notwithstanding any other provision of the by-law to the contrary, the permitted uses also include a Single Detached Dwelling, for which the RL1 regulations apply. The following regulations apply to a Row House Dwelling:

Exception No.	Special Zone Symbol	Special Zone Provisions
		i) Interior Side Yard Width Minimum – 1.35 m ii) Maximum Density – 26 units per hectare (6 units total)

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.

