

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

(Murray Malott)

CityView # PL202400043

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Thamesville in order to rezone the lands to residential and permit up to two additional dwelling units within a detached accessory building;

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 Urban Commercial – Highway Commercial First Density-608 (UC(HC1)-608) to Residential Low Density Second-1719 (RL2-1719) 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:

1719

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:

RL2-1719

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
1719	RL2-1719	Notwithstanding any other provisions of the by-law to the contrary, the following shall also apply: a) Up to two (2) Additional Dwelling Units are permitted within an existing detached accessory structure b) Victoria Street is deemed to be the front yard c) Industrial Road is deemed to be the rear yard d) Parking in the front yard setback 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.

