



# *Chatham-Kent*

**New Official Plan  
and Zoning By-law**

## ***New Official Plan*** ***Draft No. 1, September 2003***



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# 1. COMMUNITY STRATEGIC PLAN - THE VISION

The Municipality of Chatham-Kent is located in the heart of Southwestern Ontario, nestled between Lake Erie, Lake St. Clair and Lake Huron. The municipality comprises a variety of urban centres, hamlets and rural settlement areas surrounded by a strong agricultural community. The natural environment includes major features such as the Thames and Sydenham Rivers, Lake Erie and Lake St. Clair, as well as Rondeau and Wheatley Provincial Parks. Chatham-Kent's proximity to major urban centres in Southern Ontario and the northern United States has helped it attract major industry and the municipality continues to attract new business. This, in combination with varied and affordable choices in the municipality's housing market, diverse cultural facilities and excellent recreation opportunities, make Chatham-Kent an attractive place to live, work and play.

## 1.1 THE OFFICIAL PLAN: AN INSTRUMENT FOR TURNING VISION INTO REALITY

The Municipality of Chatham-Kent was formed on January 1, 1998, amalgamating twenty-three separate communities. In 2001, the Municipality of Chatham-Kent embarked on an extensive community-building exercise and developed the "Chatham-Kent Community Strategic Plan." The foundation of this forward-looking strategy is the vision statement:

*Chatham-Kent is a proud, proactive and progressive community committed to celebrating its diversity and ensuring a high quality of life for all of its people.*

Following the vision statement are six strategic directions and a total of twenty-nine action plans addressing a broad range of community initiatives. The municipality is actively engaged in the implementation of the Community Strategic Plan.

The Official Plan is a key instrument for Turning the Vision of the Community Strategic Plan into Reality. The subject matter of Official Plans – growth management, environmental protection, heritage preservation, healthy communities, and economic development – are clearly founded in the Community Strategic Plan. The two documents work hand-in-hand with the Community Strategic Plan providing the high-level vision and direction and the Official Plan providing guidance to the community for achieving that vision.

## 1.2. STRATEGIC DIRECTIONS

The six Strategic Directions in the Community Strategic Plan are:

**Health**                      *Providing a safe, caring and healthy environment*

**Economy**                    *Working aggressively to develop a diversified economic base*

|                    |   |
|--------------------|---|
| <i>Environment</i> | <i>Sustaining and enhancing our environmental assets</i>                                |
| <i>Heritage</i>    | <i>Recognizing and promoting our diverse heritage</i>                                   |
| <i>Leadership</i>  | <i>Encouraging Community leadership that is supportive to the whole of Chatham-Kent</i> |
| <i>Learning</i>    | <i>Promoting opportunity for life long learning</i>                                     |

The planning policies of the Official Plan reflect these strategic directions. The six strategic directions are of equal importance in the Community Strategic Plan. The Official Plan provides a balanced set of policies in support of those strategic directions. For example, while the economic policies encourage the municipality make lands available for industrial development, the environment policies ensure that sensitive natural features are protected from the impacts of development.

### 1.3. PURPOSE

The Chatham-Kent Official Plan is a multi-purpose document.

- It is a tool for *implementing the Community Strategic Plan*, by specifically addressing matters related to land use planning and quality of life;
- It is a tool for *growth management*, by clearly defining growth in terms of anticipated population and housing units, identifying areas suitable growth while protecting the more productive prime agricultural lands from urban development;
- It is a tool for *protection and enhancement of natural features and built heritage* by identifying environment areas suitable for protection, providing policies supporting heritage conservation, and encouraging stewardship of these important resources;
- It addresses the Province's requirements for planning under the *Provincial Policy Statement*, ensuring (i) efficient, cost effective development and land use patterns, (ii) adequate planning for natural resources, and (iii) protection of public health and safety;
- It addresses *Chatham-Kent's needs for community-level planning* by providing a policy framework for Chatham-Kent's urban and rural settlement areas, economy, natural environment, diverse heritage, and community participation; and,
- It will work with the Community Strategic Plan to *help guide decision-making* involving the use of land in the municipality.

### 1.4 ORGANIZATION AND APPROACH

The Official Plan is organized into 2 distinct parts:

- Part 1: The Municipal-wide Structure Plan; and
- Part 2: Secondary Plans for the Growth Centres.

The Part 1: Municipal-wide Structure Plan addresses growth management, economic development, environmental protection, health and safety and cultural heritage at the Chatham-Kent level to satisfy the requirements of the Provincial Policy Statements. The Part 1 Plan also provides the land use designations and supporting policies to guide the use and development of lands located outside of the seven Urban Centres (Chatham, Wallaceburg, Blenheim, Tilbury, Ridgetown, Dresden and Wheatley) and certain Hamlets in the rural area.

Part 2 of the Official Plan contains Secondary Plans for those Urban Centres and Hamlets which are planned as the key growth centres in Chatham-Kent. The secondary plans contain detailed land use plans and supporting policies to guide the use and development lands in those communities.

Part 1: Municipal-wide Structure Plan contains the following five sections and supporting map schedules:

- *Section 2* provides designations and policies for growth management including projected growth, municipal-wide urban structure for Chatham-Kent, infrastructure and community improvement.
- *Section 3* provides designations and policies for economic development including industrial, commercial, agricultural, and tourism/recreational land uses.
- *Section 4* provides designations and policies for protecting the natural environment, addressing major themes of land, water, air, natural resources (e.g. minerals, oil/gas), and nutrient management.
- *Section 5* provides policies for the protection and enhancement of cultural and built heritage in Chatham-Kent.
- *Section 6* provides policies for implementing the Official Plan (planning horizon and zoning tools), monitoring/updating of the Official Plan, and community consultation.

The map schedules in the Official Plan have been developed using information from the Municipality, the St. Clair Region Conservation Authority, the Lower Thames Conservation Authority and the Province of Ontario. The map schedules should be read in conjunction with the applicable policies in the Official Plan.

*Section 1* in this Official Plan is intended for information and is not part of the legal component of this Plan.

*Sections 2 to 6* of this Official Plan and the supporting map schedules constitute the legal component of Part 1 of the Plan. The objectives and policies in those sections are

numbered and are in boldface italicized type. The sections are organized to correspond directly to the strategic directions in the Community Strategic Plan. Introductory text is provided at the beginning of each section describing how the planning policies relate to the strategic directions and actions of the Community Strategic Plan. Background information also prefaces each policy section to provide a context for that policy. The explanatory text in each section is for information purposes only and is not part of the legal component of those sections.

The Secondary Plans for the Growth Centres contained in Part 2 of this Official Plan also constitute a legal part of this Plan.

## 2. PROVIDING SAFE AND HEALTHY COMMUNITIES

### 2.1 STRATEGIC PLAN CONTEXT: BASIS FOR SAFE AND HEALTHY COMMUNITIES

*"Providing Safe and Healthy Communities"* is the first of six Objectives in the Community Strategic Plan for achieving the Vision of the Chatham-Kent community. The Strategic Plan identifies the following Strategic Directions or high level actions necessary to achieve safe and healthy communities in Chatham-Kent:

- *Maintain and improve the quality of our natural resources.*

This Strategic Direction is implemented through initiatives that result in increases in forest cover and improvements to groundwater and surface water quality/quantity.

- *Provide adequate infrastructure to support, enhance and sustain existing and future growth.*

This Strategic Direction is implemented through initiatives that result in the provision of a serviced residential, industrial and commercial land supply that meets the projected needs of the community, improvements in the transportation and transit systems and improvements to health and social services.

- *Promote community activities that encourage positive social interaction.*

This Strategic Direction is implemented through initiatives that result in increased public participation in community activities.

- *Exceed standards for health protection/promotion.*

This Strategic Direction is implemented through initiatives that result in improvements to the health care system.

- *Promote healthy lifestyles.*

This Strategic Direction is implemented through initiatives that result in increased demand for recreation facilities and programs, improvements to recreation facilities and general improvement in the state of health and well-being.

- *Foster a safe and caring community.*

This Strategic Direction is implemented through initiatives that result in an improved social service network of facilities, programs and resources.



## 2.2 OFFICIAL PLAN CONTEXT

The World Health Organization defines healthy communities as those communities that are “continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential”. Safe and healthy communities improve the quality of the natural resources, provide the necessary lands, roads and hard infrastructure to support existing and future growth, promote public participation in community activities, promote improved access to health and social services, promote healthy lifestyles and promote a caring community.

The Official Plan provides the physical context for planning safe and healthy communities in Chatham-Kent. The policies in this section work in conjunction with the policies in the Sustaining and Enhancing the Natural Surroundings and Developing a Thriving Economy sections of this Official Plan. Policies throughout the Plan promote safe and healthy communities by providing opportunities to live, work, play and shop in the community, protecting the important natural resources in the community, improving the movement of people and goods in and through the community and encouraging public involvement in community issues.

*Safe and Healthy Communities Goal: To improve the health and well being of people living, working and playing in Chatham-Kent through the planning and development of safe and healthy communities.*

## 2.3 GROWTH MANAGEMENT

### 2.3.1 STRUCTURE PLAN FOR CHATHAM-KENT

The proposed structure plan for Chatham-Kent is based on the Strategic Plan objectives of Providing Safe and Healthy Communities, Sustaining and Enhancing the Natural Environment and Developing a Thriving Economy in the community.

The Structure Plan delineates Chatham-Kent’s plan for accommodating growth over the next 20 years. The Plan:

- identifies the urban areas where the majority of the projected population and employment growth will take place;
- identifies the system of greenlands which will be protected;
- identifies selected hamlets and strategic corridor areas outside of the major urban areas where some limited infilling, logical additions or rounding out and/or limited development in special areas may be permitted;
- identifies and protects agricultural and resource areas; and

- identifies the network of major roads and piped services to accommodate the projected growth.

### **2.3.2 STRATEGIC ENVIRONMENTAL ASSESSMENT TO DEFINE THE GROWTH MANAGEMENT STRATEGY**

To build the foundation for developing the growth management strategy, the Municipality undertook an analysis of issues, directions and policy options related to the spatial development of Chatham-Kent over the next twenty years. The analysis was documented in a Growth Management Strategy Report. Similar background reports were prepared for agriculture and rural land use, the natural environment and parks, recreation and the waterfront.

The key policy options arising from the issues and options analysis were carried forward into the Strategic Environmental Assessment phase of the Official Plan policy development process. The Strategic Environmental Assessment is a logical framework for comparing policy options, facilitating public input into the decision-making process and selecting the policy direction that best achieves the desired future as articulated in the Community Strategic Plan. The Strategic Environmental Assessment tested the policy options against the Objectives of the Community Strategic Plan as well as the Provincial Policy Statements.

The Strategic Environmental Assessment is based on the desire to achieve sustainable development and smart growth objectives. Those concepts balance social, economic and environmental perspectives in order to achieve a strong economy and sustainable natural environment within a liveable and attractive community form.

Regarding strategy for growth management in Chatham-Kent, the Strategic Environmental Assessment recommended that growth be focussed in the seven existing urban centres (Chatham, Wallaceburg, Blenheim, Tilbury, Ridgeway, Dresden and Wheatley) while allowing for some limited infilling, rounding out or logical additions to established areas/growth nodes outside of the urban areas such as existing hamlets, lakefronts and/or river corridor locations. Implementation should be through land use designations with supporting policies and/or performance based policies/criteria.

### **2.3.3 POPULATION GROWTH**

In 2001 the population of Chatham-Kent was 112,800 persons. Since the recession of the early 1990's the Municipality has experienced no growth and more recently (between 1996 and 2001) negative growth. Much of the decline in the past five years has taken place in the agricultural/rural area while overall the population in the urban centres has remained stable. In 2001 the share of Chatham-Kent's population in the urban centres was 66% - up from 64% in 1986. Chatham, Blenheim and Tilbury have experienced positive growth while Dresden has been stable and Wallaceburg and Ridgeway have experienced population declines.

The Ontario Ministry of Finance prepared population projections for Chatham-Kent. Under the reference scenario the Province projected that Chatham-Kent would grow by 3,500 persons to 116,300 over the twenty year period (2001 - 2021). Under their high growth scenario Chatham-Kent would grow by 7,200 persons to 120,000 population. Neither scenario took into account the pro-active economic development strategy being implemented by Chatham-Kent.

Chatham-Kent developed its own population projections which factor in its pro-active strategies for attracting economic development to the Municipality including the development of its new fully serviced prestige Business Park at Highway 401/Bloomfield Road. Three 20 year population projections were developed (low growth scenario: 116,300 population; medium growth scenario: 122,600 population; and high growth scenario: 125,100 population). The low growth projection corresponded to the Ministry of Finance reference scenario while the medium growth and high growth projections reflected Chatham-Kent's pro-active economic development strategy. While the high growth projection was not considered to be completely unachievable, the medium growth projection was deemed to be more reasonable and was selected as the 20 year (2001-2021) population target for Chatham-Kent.

*It shall be the objective of Chatham-Kent to:*

- 2.3.3.1 *Achieve a level of population growth that is sustainable within the context of the municipality's physical, social, economic and environmental resources.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.3.2.1 *The Municipality shall have a twenty year (2001-2021) population target of 122,600 persons.*
- 2.3.3.2.2 *The population target shall be reviewed in conjunction with the next five year Official Plan Review.*

## **2.3.4 HOUSING DEMAND AND SUPPLY**

Based on the medium growth scenario, the demand for housing in Chatham-Kent over the next twenty years (2001-2021) is projected to be for ±6070 dwelling units of which 80% will be low density housing (single detached and semi-detached dwellings), 17% medium density housing (street and stacked townhouses, low rise apartments) and 3% high density housing (high rise apartments).

Over the next twenty years, it is projected that the children and youth (0-19 years) component of Chatham-Kent's population will decrease while the 20-44, 45-64 and 65 and over age groups will increase. The increase in the 45-64 age group will result in continued household growth and demand for "move-up" housing. A slowing of the growth in the 20-44 age group ("first-time" buyers age group) and the 45-64 age group ("move-up" buyers age group) will result in a gradual slowing of demand for new housing after 2011.

*It shall be the objective of Chatham-Kent to:*

- 2.3.4.1 *Encourage the provision of a broad mix and range of housing to meet the needs of present and future households in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.4.2.1 *The 20 year (2001-2021) housing target of the Municipality shall be ±6070 dwelling units.*

- 2.3.4.2.2 *The Municipality shall encourage a housing mix of 80% low density dwellings, 17% medium density dwellings and 3% high density dwellings over the 20 year (2001-2021) time horizon. The achievement of the housing mix shall be monitored regularly. The housing and housing mix targets shall be updated in conjunction with the next five year Official Plan Review.*

- 2.3.4.2.3 *The Municipality shall ensure the provision of a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents of Chatham-Kent by:*

- a) *maintaining a minimum 10 year supply of land designated for new housing;*
- b) *maintaining a minimum 3 year supply of draft approved and/or registered lots and blocks for housing;*
- c) *encouraging housing types, densities and tenures that are affordable to moderate and lower income households;*
- d) *encouraging residential intensification in the built up areas of Chatham-Kent; and*
- e) *establishing cost-effective development standards for new residential development and redevelopment.*

- 2.3.4.2.4 *To meet the housing mix target the Municipality shall encourage development proposals in the designated Urban Centres to provide a mix of housing types, densities and tenures. While not every proposed greenfield or infill development will be expected to reflect the housing mix target, every development application shall be reviewed to determine its contribution to the housing mix target and to ensure that a full range of housing will be provided in Chatham-Kent.*

- 2.3.4.2.5 *The fulfilment of Chatham-Kent's housing targets is dependent on the housing market. The Municipality shall work with the development industry to ensure the balanced delivery of housing by type to meet the demonstrated need in Chatham-Kent.*

- 2.3.4.2.6 *The conversion of rental housing to ownership housing shall be discouraged.*
- 2.3.4.2.7 *The Municipality shall establish annual affordable housing targets to meet the needs of moderate and lower income households.*
- 2.3.4.2.8 *The Municipality shall determine the types of housing which are affordable to moderate and lower income groups and encourage the development of that housing by the for profit and non profit sectors. The Municipality shall monitor on an annual basis the achievement of those affordable housing targets.*
- 2.3.4.2.9 *The demand for housing in Chatham-Kent shall in part be accommodated through residential intensification which may include the following:*
- a) *modification of an existing dwelling or construction of a new dwelling to include a second unit;*
  - b) *infill development and residential development of vacant land or underutilised land in existing residential neighbourhoods; and*
  - c) *redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a higher density or the replacement of nonresidential uses with compatible residential or mixed use developments with a residential component.*
- 2.3.4.2.10 *The addition of a second unit in an existing or proposed single detached dwelling shall be subject to planning considerations such as the established dwelling unit type, lot area, building size and design and the applicable zoning standards.*
- 2.3.4.2.11 *The Municipality shall consider applications for infill development and redevelopment of sites and buildings through intensification based on the following considerations:*
- a) *the proposed development satisfies the locational criteria in the Official Plan and/or Secondary Plan for the applicable Urban Centre;*
  - b) *the existing water and sanitary sewerage services can accommodate the additional development;*
  - c) *the required parking can be accommodated;*
  - d) *the local road network can accommodate the additional traffic;*
  - e) *the proposed development is compatible with the existing development standards and physical character of the adjacent properties and the surrounding area; and*
  - f) *compliance with the zoning by-law.*

**2.3.4.2.12**     *The Municipality shall give priority to applications for development which:*

- a)     facilitate the logical rounding out of development in an existing built up area;*
- b)     represent infill development or site redevelopment; and/or*
- c)     facilitate the relocation of an existing incompatible use.*

**2.3.4.2.13**     *Residential intensification shall be in accordance with the policies of the individual land use categories in this Plan.*

## **2.3.5 COMMUNITY STRUCTURE**

The community structure of Chatham-Kent comprises an Urban component and a Rural component. The Urban component includes Urban Centres, Suburban Residential Area, Hamlet Areas and Rural Settlement Areas. The Rural component includes Agricultural Areas, Estate Residential Areas, Recreational Residential Areas, Recreational Areas, Seasonal Cottage Areas, Rural Industrial, Highway Commercial and Extractive Industrial Areas.

The Urban Areas are the focal points where residential, commercial and industrial development will be directed in Chatham-Kent. Healthy Communities incorporate principles of safety, accessibility, diversity, self-sufficiency and choice for all residents. Healthy Communities in Chatham-Kent foster a thriving economy, protect and enhance their natural surroundings and celebrate their diverse heritage. The majority of new population and employment growth in Chatham-Kent will be directed to the Urban Centres. Some infilling as well as logical additions to and rounding out of existing municipally serviced Hamlets will also occur. In the privately serviced Rural Settlement Areas development will be limited to infilling.

*It shall be the objective of Chatham-Kent to:*

**2.3.5.1**         *Promote the development of safe and healthy communities that are accessible, diverse, economically thriving, environmentally sustainable and offer choices to all residents.*

*It shall be the policy of Chatham-Kent that:*

**2.3.5.2.1**       *The majority of new population and employment growth shall be directed to the municipally serviced Urban Centres as designated on Schedule A - Land Use Plan, to this Official Plan.*

**2.3.5.2.2**       *Population and employment growth shall also be permitted in the municipally serviced Hamlets as designated on Schedule A - Land Use Plan, to this Official Plan.*

- 2.3.5.2.3 *Development in the privately serviced Hamlets shall be limited to infilling and/or the logical rounding of the development areas.*
- 2.3.5.2.4 *Development in the Suburban Residential Areas shall be limited to infilling and/or logical rounding out of the development areas unless full municipal services are available.*
- 2.3.5.2.5 *Development in the privately serviced Rural Settlement Areas shall be limited to minor infilling.*

**2.3.6 URBAN CENTRES POLICIES**

Chatham-Kent comprises seven Urban Centres - Chatham, Wallaceburg, Blenheim, Tilbury, Ridgetown, Dresden, and Wheatley. These Urban Centres contain the majority of Chatham-Kent’s residential, commercial and industrial development. They have full municipal services and have populations greater than 1000 population as shown on the following table:

| <b>Chatham-Kent Population in the Urban Centres (2001)</b> |                   |
|--|-------------------|
| <b>Urban Centre</b>  | <b>Population</b> |
| Chatham  | 43,409            |
| Wallaceburg  | 11,772            |
| Blenheim   | 4,873             |
| Tilbury  | 4,448             |
| Ridgetown  | 3,464             |
| Dresden  | 2,689             |
| Wheatley   | 1,857             |

The Urban Centres of Chatham and Wallaceburg had a combined 2001 population of 55,181, representing 78% of Chatham-Kent’s urban population. The five smaller Urban Centres (Blenheim, Tilbury, Ridgetown, Dresden and Wheatley) had 2001 populations ranging from 4,873 to 1,857 people.

The Urban Centres are the focal points for growth and public and private sector investment in Chatham-Kent. They will have the highest concentration and intensity of uses in the municipality and will be the focus of residential, commercial, industrial, government, institutional, business/professional office, entertainment, cultural heritage and health/social service activities.

Chatham-Kent is projected to grow by 11,600 people over the next twenty years (2001-2021). It is intended that the majority of that population growth will be accommodated in the seven Urban Centres. Those centres collectively have sufficient vacant/uncommitted residential designated land within their urban area boundaries to accommodate the

projected growth. Any proposals to expand the existing urban area boundaries of Urban Centres to accommodate new development will require planning justification addressing such matters as need for the proposed land uses and availability/suitability of vacant designated or underutilised lands within the respective existing urban area.

*It shall be the objective of Chatham-Kent to:*

- 2.3.6.1** *Promote Urban Centres as the major focal points for growth and public and private sector investment in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.6.2.1** *The urban area boundaries of the designated Urban Centres shall be clearly delineated on Schedule A - Land Use Plan, to this Official Plan.*
- 2.3.6.2.2** *Opportunities for major residential, commercial and industrial development shall be directed to the Urban Centres where full municipal services are available.*
- 2.3.6.2.3** *Urban Centres shall have the highest concentration and intensity of uses in the municipality and shall be the focus of residential, commercial, industrial, government, institutional, business/professional office, entertainment, cultural heritage and health/social service activities.*
- 2.3.6.2.4** *Intensification, infill and/or development/redevelopment of vacant designated or underutilised sites and areas in transition in the Urban Centres shall be encouraged.*
- 2.3.6.2.5** *Development of greenfield lands in the Urban Centres shall be based on the efficient provision of water supply, sanitary sewerage, roads, parks, schools and other municipal services.*
- 2.3.6.2.6** *Proposed expansions to the designated urban area boundaries of Urban Centres shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) the existing designated areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) there is no reasonable alternative locations for the proposed land use which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas based on an analysis of options for growth direction and phasing taking into account the impacts on agriculture, natural environment, road and infrastructure servicing and other municipal services; and*



d) *the impacts from the proposed land use on adjacent lands can be mitigated.*

- 2.3.6.2.7 *Proposed development shall be conformity with the approved Secondary Plan for the applicable Urban Centre contained in Part 2 of this Official Plan. The Secondary Plans provide detailed land use designations and supporting policies to guide private and public sector investment in each Urban Centre.*
- 2.3.6.2.8 *Certain lands within the Urban Centre designation may be adjacent to a provincially significant wetland area, as designated in the applicable secondary plan for that urban area. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Urban Centre as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.6.2.9 *Certain lands within the Urban Centre designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.6.2.10 *The delineation of specific areas for various land uses in the Urban Centre designation shall established through the implementing Zoning By-law for the particular Urban Centre.*
- 2.3.6.2.11 *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the applicable Urban Centre.*

## 2.3.7 SUBURBAN RESIDENTIAL AREA POLICIES

Low density residential development has occurred along public roads in the fringe areas outside of the Urban Centres such as Chatham and Blenheim. The Suburban Residential Area designation recognizes those existing residential areas. Over time the existing Suburban Residential Areas adjacent to the Urban Centres will be integrated into the urban areas as they expand. Major expansion of a Suburban Residential Area shall be discouraged unless the area is connected to the municipal servicing system of the adjacent Urban Centre. Infilling or rounding out of the existing designated areas may be permitted.

*It shall be the objective of Chatham-Kent to:*

- 2.3.7.1 *Recognize existing Suburban Residential Areas adjacent to the Urban Centres and limit major development until municipal services are extended to those areas while allowing for some development through infilling and/or logical rounding out of the development area.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.7.2.1 *Suburban Residential Areas shall be designated on Schedule A - Land Use Plan, to this Official Plan.*
- 2.3.7.2.2 *The predominant use of land within the Suburban Residential Area designation shall be for low density residential development.*
- 2.3.7.2.3 *Permitted uses shall include existing uses and a limited amount of infilling or rounding out by consent or plan of subdivision.*
- 2.3.7.2.4 *Certain lands within the Suburban Residential Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Suburban Residential as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.7.2.5 *Certain lands within the Suburban Residential Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural*

*heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

- 2.3.7.2.6 Proposals to expand existing Suburban Residential Areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) the adjacent urban centres do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) there is no reasonable alternative locations for the proposed land use taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing and other municipal services; and*
  - d) the impacts from the proposed land use on adjacent lands can be mitigated*
- 2.3.7.2.7 The development of Suburban Residential Areas shall comply with the Minimum Distance Separation requirements of the Provincial Policy Statement.*
- 2.3.7.2.8 Proposals for Suburban Residential development shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.3.7.2.9 Suburban Residential development may be permitted on private individual water supply and/or sewage disposal systems where no municipal services are presently available subject to policy 2.3.7.2.8 of this Plan.*
- 2.3.7.2.10 If municipal piped water and/or sanitary sewerage service is available or a capital commitment has been made to make it available, residential development based on private services shall not be permitted.*
- 2.3.7.2.11 Suburban Residential development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 2.3.7.2.12 Suburban Residential Areas shall be zoned in the implementing Zoning By-law for Chatham-Kent.*

## 2.3.8 HAMLET AREA POLICIES

Chatham-Kent contains a number of fully serviced Hamlets including Thamesville, Charing Cross, Merlin, Mitchell's Bay and Pain Court (pending). It also contains a number of Hamlets that are serviced with municipal piped water supply and private sewage disposal such as Highgate, Bothwell, Erieau and Shrewsbury. Only the Hamlets of Morpeth and Jeannette's Creek are serviced by both private water supply and sanitary sewage disposal. Hamlets are compact rural communities of less than 1000 population comprising some housing, commercial and industrial businesses as well as public uses. The unique character and cultural heritage value of hamlets should be protected. Where either full municipal services or municipal piped water supply and private sewage disposal are available in a Hamlet, development should include infilling and the logical building out of the designated hamlet area through greenfield development. Where appropriate, development proposals involving a logical addition/enlargement of the boundary of a Hamlet may be permitted by Amendment to this Plan based on the submission of a Planning Justification Report and a Servicing Justification Report.

*It shall be the objective of Chatham-Kent to:*

- 2.3.8.1 *Protect and preserve the unique character of established Hamlets while providing opportunities for environmentally sustainable economic growth.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.8.2.1 *The boundaries of the designated Hamlet Areas shall be clearly delineated on Schedule A - Land Use Plan, to this Official Plan.*
- 2.3.8.2.2 *Hamlets shall continue to function as service centres for the surrounding agricultural areas. As well, Hamlets located along the Lake Erie and Lake St. Clair shorelines shall also continue to function as key outdoor waterbased recreational areas for residents and visitors to Chatham-Kent. In Hamlets with full municipal piped services, low density and medium residential uses as well as commercial, recreational, industrial and institutional uses shall be permitted. In Hamlets that are serviced with municipal piped water supply and private sewage disposal or private water supply and private sewage disposal, residential uses shall be primarily low density. Small scale commercial, recreational, industrial and institutional uses shall also be permitted.*
- 2.3.8.2.3 *Certain lands within the Hamlet Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Hamlet as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the*

*impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

- 2.3.8.2.4 *Certain lands within the Hamlet Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.8.2.5 *Where full municipal piped services or municipal piped water supply and private sewage disposal are available, development in Hamlets shall include infilling and the logical building out of the hamlet areas through greenfield development.*
- 2.3.8.2.6 *Development proposals based on municipal piped water supply and private sewage disposal shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of sanitary sewage disposal based on the proposed lot size. Multiple lot developments and medium density residential developments may require communal sewage systems depending on the project size and site soil conditions. Where multi-lot and multi-unit projects are proposed to be serviced by private individual sewage disposal systems, the Servicing Justification Study shall demonstrate why a communal sewage servicing system is not feasible and how the failure and replacement of individual systems will be addressed. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.3.8.2.7 *Development in full and partial municipally serviced Hamlets shall occur in depth rather than along strips and shall take place by plan of subdivision. Road access shall be via internal local roads.*
- 2.3.8.2.8 *In Hamlets that are serviced with private water supply and private sanitary sewage disposal systems development shall be limited to infilling. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and sanitary sewage disposal based on the proposed lot size. Multiple lot developments may require communal water and/or sewage systems depending on the project size and site soil conditions. Where multi-lot projects are proposed to be serviced by private individual systems, the Servicing Justification Study shall demonstrate why a communal servicing system is not feasible and*

*how the failure and replacement of individual systems will be addressed. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*

- 2.3.8.2.9 Development in Hamlets shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 2.3.8.2.10 Proposed expansions to the boundaries of designated Hamlet Areas that are serviced by municipal piped water and sanitary services or municipal piped water supply and private sewage disposal shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) the existing designated areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) there are no reasonable alternative locations for the proposed land use which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas based on an analysis of options for growth direction and phasing taking into account the impacts on agriculture, natural environment, road and infrastructure servicing and other municipal services; and*
  - d) the impacts from the proposed land use on adjacent lands can be mitigated.*
- 2.3.8.2.11 Proposed expansions to the boundaries of designated Hamlet Areas that are serviced by private water supply and sanitary sewage disposal shall be discouraged.*
- 2.3.8.2.12 Development shall complement the character and cultural heritage of the Hamlet. The population increase resulting from development shall not change the character of the Hamlet.*
- 2.3.8.2.13 Proposed developments shall also be in conformity with the approved Secondary Plan for the applicable Hamlet contained in Part 2 of this Official Plan. The Secondary Plans provide detailed land use designations and supporting policies to guide private and public sector investment in the hamlets.*
- 2.3.8.2.14 The delineation of specific areas for various land uses in the Hamlet Area designation shall be established through the implementing Zoning By-law for the particular hamlet.*
- 2.3.8.2.15 Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the applicable Hamlet.*

### 2.3.9 RURAL SETTLEMENT AREA POLICIES

Chatham-Kent contains a number of historic rural settlement areas. They typically comprise a small grouping of houses and businesses, have a population of less than 200 people and are serviced by private water supply and sanitary sewage services. The rural character and cultural heritage value of these settlement areas should be protected. Development should be limited to minor infilling. Major growth should be directed to the Urban Centres and Hamlets.

*It shall be the objective of Chatham-Kent to:*

- 2.3.9.1 *Protect and preserve the historic character of established Rural Settlement Areas.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.9.2.1 *Rural Settlement Areas shall be identified on Schedule A - Land Use Plan, to this Official Plan.*

- 2.3.9.2.2 *Rural Settlement Areas shall be rural in nature and function as local service centres for the immediately surrounding agricultural area. The predominant use of land within the Rural Settlement Area designation shall be for low density residential uses and small scale commercial, recreational, industrial and institutional uses.*

- 2.3.9.2.3 *Certain lands within the Rural Settlement Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Rural Settlement as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

- 2.3.9.2.4 *Certain lands within the Rural Settlement Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall*

*determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

- 2.3.9.2.5 Rural Settlement Areas are serviced with private water supply and/or private sanitary sewage disposal services. New development shall generally be limited to minor infilling and the logical rounding out of the settlement area. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and/or private sanitary sewage disposal based on the proposed minimum lot size for the development. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.3.9.2.6 Development in Hamlets shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 2.3.9.2.7 New development in Rural Settlement Areas shall complement their historic character and cultural heritage.*
- 2.3.9.2.8 Proposed expansions to the boundaries of the designated Rural Settlement Areas shall be discouraged.*
- 2.3.9.2.9 The delineation of the settlement area boundary and specific areas for various land uses in the Rural Settlement Area designation shall established through the implementing Zoning By-law for the particular settlement area.*
- 2.3.9.2.10 Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Rural Settlement Area.*

## **2.3.10 ESTATE RESIDENTIAL AREA POLICIES**

Estate Residential development is generally intended to provide an alternative form of housing to what is typically found in the Urban Centres, Hamlets and Rural Settlement Areas. It is characterized by larger lots, exclusive housing and a secluded type of development in wooded areas with rolling topography. Estate Residential development will constitute a limited portion of the total housing stock in Chatham-Kent. It shall only be permitted if the development retains the rural character of the area, preserves the natural environment and minimizes the impact on adjacent agricultural operations.

*It shall be the objective of Chatham-Kent to:*

- 2.3.10.1 Encourage the development of estate residential in locations that will not impact agriculture and are environmentally sustainable.*



*It shall be the policy of Chatham-Kent that:*

- 2.3.10.2.1 *Estate Residential Areas shall be designated by site-specific Amendment on Schedule A - Land Use Plan, to this Official Plan.*
- 2.3.10.2.2 *The predominant use of land within the Estate Residential Area designation shall be for permanent single detached dwellings.*
- 2.3.10.2.3 *Estate residential development shall be permitted only if it retains the rural character of the landscape and minimizes disturbance to the natural environment.*
- 2.3.10.2.4 *Valleylands and floodplain lands shall be reserved for private open space and not be included in the residential lot.*
- 2.3.10.2.5 *Estate residential development shall be serviced by a private water supply and private sewage disposal system. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and private sanitary sewage disposal based on the proposed minimum lot size for the estate residential development. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.3.10.2.6 *Estate Residential development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 2.3.10.2.7 *An application for an Official Plan Amendment to permit an estate residential development shall also be supported by a Planning Justification Report. The Planning Justification Report shall document the following:*
- a) *there is a demonstrated need for the proposed estate residential development based on municipal growth projections;*
  - b) *there are no reasonable alternative locations for the proposed estate residential development which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas;*
  - c) *the proposed location for the estate residential development is distinct and well separated from Urban Centres, Hamlets and Rural Settlement Areas;*
  - d) *the site for the proposed estate residential development has some topographic diversity and natural vegetation such as trees and is not a cleared farm field;*
  - e) *development of five lots or more shall be in accordance with a plan of subdivision;*

- f) *lots within the Estate Residential subdivision shall be well proportioned and regular in shape and dimension; long narrow lots shall not be permitted;*
- g) *access to individual lots, wherever possible, shall be from local public roads internal to the subdivision and not from existing municipal boundary roads;*
- h) *the impacts on agricultural operations in the area are minimized in accordance with the Minimum Distance Separation requirements;*
- i) *the natural environment is protected from adverse impact;*
- j) *no building shall be erected on any part of any lot that is subject to the danger of flooding, subsidence or erosion;*
- k) *the existing topography or vegetation shall provide sufficient screening so that a minimum number of dwellings can be viewed directly from boundary arterial or collector roads.*
- l) *there is adequate separation from incompatible uses such as landfills and aggregate extraction areas/quarries;*
- m) *mineral aggregate resources have been protected; and*
- n) *adverse impacts on nearby land uses can be mitigated.*

*The Planning Justification Report shall be prepared to the satisfaction of Chatham-Kent.*

**2.3.10.2.8** *Estate Residential development shall not be permitted in areas which demonstrate a high resource capability in terms of either agriculture or aggregate resource extraction or in areas which are environmentally sensitive as designated on Schedule A - Land Use Plan and overlay Schedule E - Natural Heritage and Hazards.*

**2.3.10.2.9** *Lands proposed for Estate Residential Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. A development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

**2.3.10.2.10** *Lands proposed for an Estate Residential Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

**2.3.10.2.11** *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law as a condition of draft approval of the proposed plan of subdivision.*

### **2.3.11 RECREATIONAL RESIDENTIAL AREA POLICIES**

Along the shorelines of Lake Erie, Lake St. Clair, the Thames River and the Sydenham River are located pockets of low density residential development as well as cottages with direct access to publicly maintained roads. Permanent dwellings in these locations are attractive because of their scenic vistas, recreational amenities and relatively easy commute to the Urban Centres in Chatham-Kent. Recreational Residential development is intended to provide an alternative form of housing to what is typically found in the Urban Centres, Hamlets, Rural Settlement Areas and Estate Residential Areas. It is characterized by a combination of cottage conversions to permanent dwellings, the redevelopment of cottage lots for new permanent low density residential and the development of new low density residential on vacant lands/lots. Recreational Residential development is located along and/or in proximity to water corridors such as riverfronts or lakefronts. It will constitute a limited portion of the total housing stock in Chatham-Kent.

*It shall be the objective of Chatham-Kent to:*

**2.3.11.1** *Permit the development of Recreational Residential uses in locations that are in close proximity to water corridors, will not impact agriculture and are environmentally sustainable.*

*It shall be the policy of Chatham-Kent that:*

**2.3.11.2.1** *Recreational Residential Areas shall be designated on Schedule A - Land Use Plan, to this Official Plan.*

- 2.3.11.2.2 *The predominant use of land within the Recreational Residential Area designation shall be permanent low density residential development and seasonal cottages based on public road access. This designation also makes provision for the conversion of seasonal cottages to permanent dwellings by Amendment to the Zoning By-law.*
- 2.3.11.2.3 *Certain lands within the Recreational Residential Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Recreational Residential as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.11.2.4 *Certain lands within the Recreational Residential Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*
- 2.3.11.2.5 *Recreational Residential development shall have adequate setbacks from the shoreline of any lake or watercourse in order to ensure adequate protection from changes in water level and flooding in consultation with the Conservation Authority, and to ensure maintenance of water quality and the protection of fish and wildlife habitats.*
- 2.3.11.2.6 *Valleylands, floodplain lands and shorelines shall be reserved for private open space and not be included in the buildable portion of the residential lot.*
- 2.3.11.2.7 *Any lot proposed for Recreational Residential development shall be served by a year-round publicly maintained road.*

*2.3.11.2.8 Development shall primarily be by plan of subdivision or plan of condominium. A limited number of cottage lots or single detached residential lots may be created by consent.*

*2.3.11.2.9 Recreational Residential development shall have an adequate supply of potable water and sewage disposal. Where Recreational Residential is serviced by private water supply and/or private sewage disposal system, development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal based on the proposed minimum lot size for the shoreline residential development. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*

*2.3.11.2.10 Development in Recreational Residential Areas shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*

*2.3.11.2.11 An application for an Official Plan Amendment to permit a Recreational Residential Area shall also be supported by a Planning Justification Report. The Planning Justification Report shall document the following:*

- a) there is a demonstrated need for the proposed recreational residential development based on municipal growth projections;*
- b) there are no reasonable alternative locations for the proposed recreational residential development which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas;*
- c) the site for the proposed recreational residential development has some topographic diversity and natural vegetation and is not a cleared farm field;*
- d) the impacts on agricultural operations in the area are minimized in accordance with the Minimum Distance Separation requirements;*
- e) impacts on the natural environment can be mitigated;*
- f) there is adequate separation from incompatible uses such as landfills and aggregate extraction areas/quarries;*
- g) mineral aggregate resources have been protected; and*
- h) adverse impacts on nearby land uses can be mitigated.*

*The Planning Justification Report shall be prepared to the satisfaction of Chatham-Kent.*

**2.3.11.2.12** *The Municipality shall have regard to the following when considering an Amendment to the Zoning By-law to permit a cottage conversion to a permanent dwelling:*

- a) *The lot shall be adequately served by an uninterrupted municipally maintained street. No conversions shall be permitted on private roads.*
- b) *The lot shall have adequate frontage and area as set out in the implementing Zoning By-law.*
- c) *The cottage has an adequate source of potable water supply whose year round use will not impair the supply of other nearby buildings and land uses and will satisfy the requirements of Chatham-Kent and other applicable agencies.*
- d) *The cottage is suitable for conversion and can be brought up to the standard of the Ontario Building Code for a permanent dwelling.*
- e) *The cottage has a sanitary sewage disposal system suitable for year round operation and will satisfy the requirements of Chatham-Kent and other applicable agencies.*
- f) *The conversion shall not contribute singly or with associated uses to a demand for services which are not feasible or economic to provide and will place a financial burden on the Municipality.*
- g) *The use of holding tanks shall not be permitted.*
- h) *The Municipality shall consult with the Chief Building Official, Public Works and the Roads Departments.*
- i) *The cottage building shall not be located in a natural hazard area as determined by the Conservation Authority in consultation with the Municipality.*

**2.3.11.2.13** *Recreational Residential Areas shall be zoned in part for permanent use and in part for seasonal use. All permanent dwellings and new cottages shall conform to the minimum standards of the Ontario Building Code.*

**2.3.11.2.14** *Recreational Residential Areas shall be developed in groupings to avoid where possible ribbon development.*

**2.3.11.2.15** *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Recreational Residential Area.*

### **2.3.12 MOBILE HOME PARK AREA POLICIES**

A number of mobile home parks exist in Chatham-Kent. Southside Estates is a partially developed mobile home park located on the west side of Chatham-Kent Road No. 10 between Highway 401 and the Seventh Line in former Raleigh Township. The park is approved for a maximum of 90 mobile homes serviced by private water supply and private sewage disposal. Two mobile home parks are located in former Chatham Township; St. Clair Community Estates, off of Highway No. 40, has approximately 250 units and Riverside Mobile Home Park on Highway No. 2, has approximately 50 units. The intention of this Plan is to recognize the existing approved projects while restricting any further development of mobile home parks as a form of permanent accommodation in Chatham-Kent.

*It shall be the objective of Chatham-Kent to:*

- 2.3.12.1 Recognize the existing mobile home parks while discouraging any further development of mobile home parks for permanent accommodation in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.3.12.2.1 The approved mobile home parks in Chatham-Kent shall be designated Mobile Home Park Area on Schedule A - Land Use Plan, to this Official Plan.*
- 2.3.12.2.2 The permitted use of land within the Mobile Home Park Area designation shall be for mobile homes and accessory uses based on approved mobile home park site development plans. Any applications for mobile home development beyond the current approved projects shall be discouraged.*
- 2.3.12.2.3 Mobile Home Parks shall be serviced with adequate private water supply and private sanitary sewage disposal services. Development shall be supported by a Servicing Justification Study that demonstrates that the proposed private water supply and sanitary sewage disposal can accommodate the mobile home park development. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.3.12.2.4 Mobile Home Park development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 2.3.12.2.5 Mobile Home Park development shall be subject to site plan control.*
- 2.3.12.2.6 Conventional dwellings and travel trailers shall not be permitted in the Mobile Home Park Area. Mobile homes shall have their running gears permanently removed and shall be set on blocks and/or foundations.*
- 2.3.12.2.7 The delineation of specific areas for various land uses in a Mobile Home Park development shall be established through the implementing Zoning By-law.*

**2.3.12.2.8 Mobile Home Park developments shall be implemented through site-specific amendments to the implementing Zoning By-law.**

**2.4 COMMUNITY INFRASTRUCTURE**

**2.4.1 HARD INFRASTRUCTURE AND HEALTHY COMMUNITIES**

Hard infrastructure includes roads, water and sanitary sewerage services. These major facilities and systems require long-term planning of capital works as well as significant municipal investment in annual maintenance and operations. The provision of these services is driven by both the demands of future residents and businesses and the needs of the existing community. In the case of certain services such as potable water supply, there is a direct relationship between citizens' health and the adequate provision of this service. For other services there can be an indirect but still significant impact to community health. For example, the promotion of non-automobile modes of transportation contributes to the decrease in greenhouse gas emissions from the use of private automobiles. Where these services are provided by Chatham-Kent, it is in the public interest to ensure that they are delivered on a cost-effective basis.

**2.4.2 ROAD NETWORK**

Chatham-Kent is served by an extensive network of local, collector and arterial roads, as well as highways. These roads provide linkages within the community, to other parts of the Province, and the United States. Highway 40 and Highway 401 are the only roads currently under the jurisdiction of the Province, and the municipality is responsible for maintaining all other roads in Chatham-Kent.

There is a strong relationship between land use, built form and transportation. Where arterial roads travel through Urban Centres, streetscapes need to be designed to encourage pedestrian activity, bicycling and transit use. A more compact mixed use built form in the Urban Centres helps to reduce overall average trip length for daily activities and in Chatham would encourage a higher level of transit use.

As a recently amalgamated municipality, the road systems from the former County and the 22 local municipalities need to be organized, maintained and prioritized for improvements. Rights-of-way need to be protected to make provision for those future improvements. In the Urban Centres the road corridors will increasingly be shared by cars, transport trucks, pedestrians and bicyclists. To encourage more shopping activity in the downtowns and mainstreets of the Urban Centres, the streetscapes of key roads will be need to be upgraded through improvements to boulevard plantings, sidewalks, street furniture, street lighting and building facades. to include of the Urban road corridors in Chatham-Kent are for both people and vehicles.

*It shall be the objective of Chatham-Kent to:*



- 2.4.2.1.1 *Plan and protect road corridors to make provision for the future urban and rural road system in the Municipality.*
- 2.4.2.1.2 *Promote and support all forms of transportation including automobile, transit, walking and bicycling.*

*It shall be the policy of Chatham-Kent that:*

2.4.2.2.1 *Transportation facilities shall generally be planned and developed to comply with the following general road classification and function and design requirements:*

a) *Provincial Freeways*

- *serve mainly interregional and regional travel;*
- *full access control with minimum of four travel lanes.*

b) *Provincial Highways*

- *serve mainly interregional and regional travel;*
- *high degree of access control along rural sections;*
- *up to four travel lanes and up to 42 m right-of-way.*

c) *Arterial Roads*

- *serve mainly regional and local travel;*
- *intermediate degree of access control along rural sections;*
- *up to four travel lanes and up to 35 m right-of-way.*

d) *Collector Roads*

- *serves local travel;*
- *connects collector and local roads to arterial roads;*
- *minor access controls;*
- *up to four travel lanes and up to 26 m right-of-way;*
- *provision for on-street parking on one or two sides.*

e) *Local Roads*

- *serves residential area or employment area;*
- *connects individual properties to collector and arterial roads*
- *minor access controls;*
- *two travel lanes and up to 20 m right of way;*
- *provision for on-street parking on one or two sides.*

2.4.2.2.2 *The location and classification of the major roadways in Chatham-Kent are identified on Schedule B - Roads Plan, to this Official Plan.*

- 2.4.2.2.3 *Individual roads shall be designed in accordance with the specific right-of-way widths outlined on Schedule C - Road Right-of-Way Widths, to this Official Plan.*
- 2.4.2.2.4 *Unless a lesser right-of-way is agreed to with the developer through the development approvals process, the Municipality shall obtain widenings to the amount indicated on Schedule C - Road Right-of-Way Widths.*
- 2.4.2.2.5 *In general, road widenings shall be taken equally from the centre-line of the roadway. Landowners may be required to provide land to the Municipality for road widenings based on the following:*
- a) *land shall be conveyed at no expense to the Municipality for road widenings as a result of new development, changes in use that generate significant traffic volumes or additions that substantially increase the size or usability of buildings or structures. Land may be reserved for future purchase by the Municipality as a result of additions that do not substantially increase the size or usability of buildings or structures;*
  - b) *unequal widenings may be required where topographic features, public lands, historic buildings or other cultural heritage resources, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing municipal road right-of-way;*
  - c) *additional land may also be required where there is an existing at-grade crossing of a municipal road and a railway line. This land may be used to construct a grade separated crossing at some time in the future; and*
  - d) *the rights-of-way width requirement indicated on Schedule C may be reduced for a specific section where special circumstances warrant and the long-term urban structure requirements will not be jeopardized.*
- 2.4.2.2.6 *Where existing development or natural features preclude the achievement of the design right-of-way width, the Municipality shall undertake the analysis to determine the practical right-of-way width that serves the anticipated traffic while minimizing the impacts on the streetscape, natural features and/or the abutting development.*
- 2.4.2.2.7 *Additional land takings may also be required for sight triangles, road cuts and fills, extra lanes at intersections and for accommodating bicycles, sidewalks and landscaping where appropriate.*
- 2.4.2.2.8 *The Municipality may allow rights-of-way widths less than the maximum shown on Schedule C - Road Right-of-Way Widths for such reasons as:*

- a) *making provision for additional affordable housing within a project through reduced road right-of-ways and resultant higher lot/unit counts;*
- b) *recognizing existing roadways that were built to a lower standard; or,*
- c) *facilitating the preservation of the cultural heritage of a streetscape within a community or neighbourhood.*

*2.4.2.2.9 The Municipality may accept a level of service which is less than the optimum in return for a more pedestrian oriented environment in the downtowns and mainstreets of its Urban Centres. To achieve this environment the Municipality may apply a variety of traffic calming techniques such as the following:*

- a) *reduced lane width;*
- b) *provision of a centre median which may be landscaped;*
- c) *provision for on-street parking; and*
- d) *provision for widened sidewalks and road cutouts.*

*2.4.2.2.10 Priority shall also be given to protecting existing heritage streetscapes using techniques such as variable rights-of-way, road by-passes and innovative road cross-section standards.*

*2.4.2.2.11 The right-of-way widths for roads are intended to serve pedestrians and cyclists, as well as motorized vehicles. A program of upgrading key arterial roads in the larger Urban Centres to incorporate features such as dedicated bicycle lanes shall be encouraged.*

*2.4.2.2.12 New development and/or redevelopment shall not be permitted unless those lands are accessible by means of an improved public road which is built to the standard of the Municipality and can accommodate the proposed development.*

*2.4.2.2.13 Direct access from adjacent developments to arterial roads shall be restricted where the development has suitable access to the collector or local road system. Exceptions may be made in the downtowns, mainstreets and major business corridors of the Urban Centres.*

*2.4.2.2.14 Development proposals that are likely to generate significant traffic shall prepare a traffic impact study to determine their impact on the surrounding road system and adjacent land uses as well as identify appropriate mitigation measures including road improvements. The traffic impact study shall be prepared to the satisfaction of the Municipality. As a condition of development approval, developers shall either be required to make the necessary improvements to the existing transportation system or make a*

*contribution to the Municipality for the cost of those improvements.*

- 2.4.2.2.15 *Traffic volumes on arterial and collector roads shall be monitored by the Municipality and improvements to roads and intersections (e.g. traffic signals, turning lanes) shall be undertaken on a priority basis.*
- 2.4.2.2.16 *The appropriate agencies shall be encouraged to expedite the construction of road/railway grade separations where appropriate.*
- 2.4.2.2.17 *A grade separated crossing of the CSX Railway at Park Avenue is identified on Schedule B - Roads Plan, to this Official Plan. The Municipality shall allocate sufficient funding in its capital budget to ensure that the grade separated crossing constructed within the 20-year time-frame for this Plan. The cost of the work shall be cost-shared with the CSX Railway. Funding shall also be pursued from the Provincial and Federal Governments.*

### 2.4.3 TRANSIT NETWORK

Transit can be an important component to the overall transportation system for Chatham-Kent. It can help reduce vehicular traffic in the larger Urban Centres such as Chatham as well as provide transportation to jobs and services for residents who do not have access to a private automobile. It has the benefit of improving air quality by reducing dependency on the private automobile. Public transit is important from an economic, environmental and energy conservation perspective to Chatham-Kent. The continued provision of transit service is based on numerous considerations including the ability of the Chatham-Kent to recover transit service costs through the farebox, the type of service being offered (dial-a-bus or scheduled bus service), the level of service offered, the development density that supports transit, the routing of service, etc..

*It shall be the objective of Chatham-Kent to:*

- 2.4.3.1 *Support the continued development and expansion of transit service where economically feasible.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.3.2.1 *The Municipality shall continue to provide local transit service in the Chatham Urban Centre within its financial capabilities.*
- 2.4.3.2.2 *The Municipality shall undertake a Transit Opportunities Study to examine the provision of wider transit service in Chatham and the expansion of service to other Urban Centres such as Wallaceburg.*
- 2.4.3.2.3 *The existing transit system could be enhanced through a combination of:*

- a) *higher levels of service for existing routes;*
- b) *expanding the transit service area by extending existing routes and/or providing new routes;*
- c) *providing transit service between Urban Centres;*
- d) *providing transit service in addition to fixed bus routes, such as "dial-a-ride", where appropriate; and,*
- e) *ensuring that transit vehicles can accommodate the physically challenged.*

2.4.3.2.4 *Medium and high density residential development shall be encouraged to front on arterial roads where transit is either provided or planned.*

2.4.3.2.5 *Amenities such as bus shelters and benches shall be provided at high use bus stops.*

#### 2.4.4 CYCLING / PEDESTRIAN LINKAGES

Bicycle and pedestrian networks contribute to the development of healthy communities. Cycling helps reduce auto dependency, traffic congestion, fuel consumption and localized air pollution. Recreational cycling supports tourism which has positive economic development spin-offs and contributes to human health. Supporting cycling includes making provision for on-street and off-street cycling paths, linked trail systems, bicycle racks and driver education/awareness.

*It shall be the objective of Chatham-Kent to:*

2.4.4.1 *Promote and facilitate a system of walking and cycling paths and trails.*

*It shall be the policy of Chatham-Kent that:*

2.4.4.2.1 *The Municipality shall encourage the development of a linked system of cycling/pedestrian trails comprising a combination of dedicated off road trails and road right-of-ways. The system could include linking downtowns, residential neighbourhoods, parks and open spaces, riverfronts and lakefronts.*

2.4.4.2.2 *Where available and appropriate abandoned railway, utility and other rights-of-ways shall be utilized for cycling trails.*

2.4.4.2.3 *Where possible cycling paths shall be developed in new residential subdivisions.*

2.4.4.2.4 *For safety reasons the provision of separate cycling paths within arterial road right-of-ways in the larger Urban Centres shall be encouraged.*

2.4.4.2.5 *Private development shall be encouraged to provide facilities such as bicycle racks. Bicycle racks shall be required at all new municipal facilities. The Municipality shall undertake a program to install bike racks at existing facilities.*

2.4.4.2.6 *An educational program shall be implemented to encourage walking and cycling as viable forms of transportation, to instruct cyclists about appropriate safety precautions and encourage motorists to share the road with cyclists.*

## 2.4.5 UTILITY AND COMMUNICATIONS CORRIDORS AND TRANSMISSION FACILITIES

Utility and communications corridors and transmission facilities include a wide variety of utilities owned and operated by both public and private entities, such as hydroelectric corridors, telecommunications networks and natural gas pipelines. From an environmental impact perspective appropriate consideration is required in locating new facilities and expanding existing ones. Business enterprises have been significantly influenced by advances in modern telecommunications – high speed Internet service for example – and the continued planning and provision of high quality telecommunications will be vital to the future success of business in Chatham-Kent.

*It shall be the objective of Chatham-Kent to:*

2.4.5.1 *Encourage the development of modern transmission and communications facilities to serve residents and businesses in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

2.4.5.2.1 *Oil and natural gas pipelines and related facilities, electric power generation and supply facilities, telecommunications facilities and local utilities shall be permitted in any land use designation provided that the development satisfies applicable Provincial and/or Federal legislation.*

2.4.5.2.2 *Oil and natural gas pipelines, electric power transmission facilities and telecommunications facilities shall be constructed, maintained and operated to minimize their impact on adjacent land uses and the natural environment.*

2.4.5.2.3 *Adjacent development shall be setback at least ten metres from the limits of all major pipelines and designed to reflect appropriate safety standards.*

2.4.5.2.4 *All buildings intended for human occupancy shall be setback twenty metres from the centreline of high pressure natural gas transmission lines. Public buildings such as schools, hospitals and nursing homes shall be setback two hundred metres from those lines.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.5.2.5 *The multiple use of corridors for utility and transportation uses shall be encouraged.*
- 2.4.5.2.6 *The development of high volume telecommunications networks serving residents and businesses in the Municipality shall be encouraged. All telecommunications facilities including satellite dishes should be designed and located to minimize their visual impact on residential areas and natural areas.*
- 2.4.5.2.7 *Funding for community access centres and/or high speed Internet service shall pursued through Provincial and Federal Government programs.*
- 2.4.5.2.8 *New subdivisions shall incorporate telecommunications facilities that support high-speed or broadband Internet. The Municipality shall encourage public utilities to provide high-speed Internet service to communities where it is not currently available but where sufficient demand exists for the service.*
- 2.4.5.2.9 *Appropriate setbacks for development from electrical power, natural gas, telecommunication and utility corridors shall be established in the Municipality's Zoning By-law.*

#### 2.4.6 GOODS MOVEMENT

The efficient movement of goods within and through Chatham-Kent is a key component of the Municipality's economic development strategy. Major sectors of Chatham-Kent's economy are dependent on the efficient movement of goods. The agriculture industry bringing goods to market and automotive parts manufacturers providing just-in-time deliveries to assembly plants. To maintain an efficient movement of goods within and through the Chatham-Kent it is imperative that conflicts between truck traffic, the railways and commuter/local traffic are minimized.

*It shall be the objective of Chatham-Kent to:*

- 2.4.6.1 *Facilitate the safe and efficient movement of goods in and through the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.6.2.1 *The Municipality shall work with other levels of government, non-government agencies and the private sector to minimize the risks and facilitate the safe and efficient movement of goods into and through Chatham-Kent.*
- 2.4.6.2.2 *Business activities that require heavy truck traffic shall be encouraged to locate in close proximity or adjacent to Provincial highway interchanges and arterial roads.*

**2.4.6.2.3** *The Municipality shall work with local businesses to ensure the provision of truck routes which meet their needs while having regard for the need to protect residential neighbourhoods from truck noise, pollution and hazards. Truck routes using local roads through residential neighbourhoods shall be discouraged.*

**2.4.6.2.4** *The Municipality shall direct the location of facilities and/or industries that generate and/or process hazardous waste to areas outside of the Urban Centres.*

**2.4.6.2.5** *The Municipality shall support a safe and efficient railway network by:*

- a) recognizing the importance of rail service to Chatham-Kent and encouraging the movement of goods and people by rail;*
- b) directing the movement of hazardous goods to railway lines outside of the Urban Centres;*
- c) working to secure on a priority basis grade separations at major railway line/arterial road crossings;*
- d) ensuring that appropriate safety measures such as setbacks, berms and security fencing are provided by development proposing to locate adjacent to railway lines.*

## **2.4.7 WATER SERVICES**

Municipal piped water systems exist in the seven Urban Centres (Chatham, Wallaceburg, Ridgetown, Dresden, Blenheim, Tilbury and Wheatley) as well as many of the Hamlets (ie. Highgate, Thamesville, Bothwell, Erieau) and some of the Settlement Areas ie. Charing Cross, Merlin, Pain Court). Several communities, including Louisville, Mitchell's Bay and Pain Court are serviced by the Chatham water system. Bothwell is currently serviced via the West Lorne Water System in Middlesex County. Thamesville and Ridgetown are the only Urban Centres which currently use groundwater as their water source; all other Urban Centres utilize a lake-based surface water source. Substantial costs are involved in extending municipal piped water supply to new residential and non-residential development, as well as to address operational issues with the existing water system such as fire flow, odour, potential contamination concerns and water haulage to rural areas during dry conditions.

*It shall be the objective of Chatham-Kent to:*

- 2.4.7.1** *Ensure that a cost-effective and adequate water supply is provided to support, enhance and sustain existing and future residents and businesses in the Municipality.*

*It shall be the policy of Chatham-Kent that:*



- 2.4.7.2.1 *All development and redevelopment in the Urban Centres and all new development and redevelopment in the Suburban Residential Areas, Hamlet Areas and Rural Settlement Areas that are serviced with municipal piped water supply shall be connected to the municipal system provided that adequate capacity is available.*
- 2.4.7.2.2 *Proposed development and redevelopment in those Suburban Residential Areas, Hamlet Areas and Rural Settlement Areas that are serviced by private water supply shall require the preparation of a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and sanitary sewage disposal based on the proposed lot size. Multiple lot developments may require communal water and/or sewage systems depending on the project size and site soil conditions. Where multi-lot projects are proposed to be serviced by private individual systems, the Servicing Justification Study shall demonstrate why a communal servicing system is not feasible. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.4.7.2.3 *Proposed development in the Estate Residential, Recreational Residential, Rural Industrial, Highway Commercial, Agricultural, Recreational, Seasonal Cottage, Extractive Industrial and Waste Management Areas based on private water supply shall require the preparation of a Servicing Justification Report.*
- 2.4.7.2.4 *The protection of surface and groundwater resources shall be in conformity with the policies of Section 4 - Enhancing our Natural Surroundings, of this Official Plan.*
- 2.4.7.2.5 *Proposed expansions to the designated boundaries of Urban Centres, Suburban Residential Areas, Hamlet Areas and Rural Settlement Areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) *there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) *the existing designated areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) *there is no reasonable alternative locations for the proposed land use which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas based on an analysis of options for growth direction and phasing taking into account the impacts on agriculture, natural environment, road and infrastructure servicing and other municipal services; and*
  - d) *the impacts from the proposed land use on adjacent lands can be mitigated.*

## 2.4.8 WASTEWATER SERVICES

Municipal sewage treatment systems exist in the seven Urban Centres (Chatham, Wallaceburg, Ridgetown, Dresden, Blenheim, Tilbury and Wheatley) as well as a number of the Hamlets (ie. Thamesville, Charing Cross, Merlin and Mitchell's Bay). The Hamlet of Pain Court will also be serviced with municipal sewage treatment if the proposal is approved by the local residents. The municipal sewage treatment systems in Chatham-Kent range from lagoons to activated sludge mechanical treatment plants depending upon the size of the Urban Centre. The remaining Hamlets, all of the Rural Settlement Areas as well as development in the Rural/Agricultural Areas are serviced by private sewage disposal.

*It shall be the objective of Chatham-Kent to:*

- 2.4.8.1 *Ensure that a cost-effective and adequate sewage treatment is provided to support, enhance and sustain existing and future residents and businesses in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.8.2.1 *All development and redevelopment in the Urban Centres and all new development and redevelopment in the Hamlet Areas that are serviced with municipal sewage treatment shall be connected to the municipal system provided that adequate capacity is available.*
- 2.4.8.2.2 *Proposed development and redevelopment in Suburban Residential Areas, Hamlet Areas and Rural Settlement Areas that are serviced by private sewage disposal shall require the preparation of a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal based on the proposed lot size. Multiple lot developments may require communal water and/or sewage systems depending on the project size and site soil conditions. Where multi-lot projects are proposed to be serviced by private individual systems, the Servicing Justification Study shall demonstrate why a communal servicing system is not feasible and how the failure and replacement of individual systems will be addressed. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 2.4.8.2.3 *Proposed development in the Estate Residential, Recreational Residential, Rural Industrial, Highway Commercial, Agricultural, Recreational, Seasonal Cottage, Extractive Industrial and Waste Management Areas based on private sewage disposal shall require the preparation of a Servicing Justification Report.*

2.4.8.2.4 *The protection of surface and groundwater resources shall be in conformity with the policies of Section 4 - Enhancing our Natural Surroundings, of this Official Plan.*

2.4.8.2.5 *Proposed expansions to the designated boundaries of Urban Centres, Suburban Residential Areas, Hamlet Areas and Rural Settlement Areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*

- a) *there is a demonstrated need for the proposed land use based on municipal growth projections;*
- b) *the existing designated areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
- c) *there is no reasonable alternative locations for the proposed land use which avoids prime agricultural lands or lower priority agricultural lands within prime agricultural areas based on an analysis of options for growth direction and phasing taking into account the impacts on agriculture, natural environment, road and infrastructure servicing and other municipal services; and*
- d) *the impacts from the proposed land use on adjacent lands can be mitigated.*

## 2.4.9 STORMWATER MANAGEMENT

In urban areas impermeable surfaces such as building rooftops and parking lots reduce the ability of the land to absorb rainfall and the speed at which water runs off the land is increased. The impact of this is often the flooding of adjacent development and changes to adjacent watercourses such as erosion of banks. During heavy rain events, combined storm/sanitary sewers may overflow and treatment plants by-pass causing untreated sanitary sewage to be discharged directly into watercourses. This impacts the quality of surface water as well as the natural environment.

*It shall be the objective of Chatham-Kent to:*

2.4.9.1 *Apply a Best Management Practices approach to stormwater management.*

*It shall be the policy of Chatham-Kent that:*

2.4.9.2.1 *All stormwater shall be managed on-site for new developments. No new development shall have a negative impact on the drainage characteristics of adjacent lands.*

2.4.9.2.2 *Stormwater management facilities shall be designed to manage stormwater quality and quantity. The integration of natural vegetative features in new*

*facilities shall be required and the naturalization of existing stormwater management facilities is encouraged.*

**2.4.9.2.3** *Watershed or Subwatershed Plans for their respective watersheds may be prepared in partnership with other agencies and the private sector. For proposed large scale developments requiring a Secondary Plan for a new development area, the Municipality may require the preparation of a Subwatershed Study to:*

- a) provide an inventory of existing hydrology, hydrogeology, limnology, fish habitats and other natural environmental data;*
- b) establish water quality targets;*
- c) determine base flows to maintain water quality and existing ecological conditions;*
- d) recommend appropriate stormwater management techniques;*
- e) identify the conditions under which development may be permitted;*
- f) provide detailed guidelines for development design and construction; and*
- g) establish procedures for monitoring water quality and quantity before, during and after construction.*

*The Subwatershed Plan shall be prepared to the satisfaction of the Municipality, the Conservation Authority and other approval agencies.*

**2.4.9.2.4** *Where a Subwatershed Plan is not required, the Municipality shall require the preparation of a Best Management Practices Report. Best Management Practice alternatives for stormwater quantity and quality enhancement shall be assessed with regard to the following:*

- a) location of stormwater management facilities with a preference for source controls rather than end of pipe controls;*
- b) impact of maintenance costs for wet or dry pond and other stormwater management facilities; and*
- c) minimal disturbance of watercourse, treed areas and valleylands.*

**2.4.9.2.5** *The Municipality shall prior to the approval of a development application require the preparation and approval of a stormwater management plan which either implements the management concept of the Subwatershed Study, if prepared or is in accordance with the Best Management Practices Report prepared for the applicable site.*

## 2.4.10 WASTE MANAGEMENT

The management of solid waste generated by residences and businesses in Chatham-Kent requires human, land and energy resources. Reducing the volume of solid waste through the "Three R's: Reducing, Re-using and Recycling" will help to ensure a sustainable natural environment.

*It shall be the objective of Chatham-Kent to:*

- 2.4.10.1 *Effectively and efficiently manage the solid waste generated in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.10.2.1 *Solid waste management shall include waste diversion (reduce, re-use, recycle), waste disposal and waste as a potential resource.*
- 2.4.10.2.2 *The establishment of new landfills or the expansion of existing landfills beyond their current designations shall require an Amendment to this Official Plan.*
- 2.4.10.2.3 *The Municipal shall demonstrate leadership in solid waste reduction by considering such initiatives as:*
- a) *providing collection of paper, glass, plastic and metal goods for recycling in all offices, cafeterias, recreation centres, etc.;*
  - b) *replacing or modifying existing public waste receptacles to accommodate glass, plastic and metal recyclables; and,*
  - c) *salvaging the useable parts from defunct computers, appliances, and other equipment before being disposed.*
- 2.4.10.2.4 *Recycling collection box system shall be considered throughout the Municipality.*
- 2.4.10.2.5 *Residential composting of vegetables, lawn clippings, etc., shall encouraged.*
- 2.4.10.2.6 *The collection of large items such as appliances, furniture, mattresses, etc., shall be encouraged by providing curbside pick-up or drop-off locations. Wherever possible material from these items shall be salvaged before being landfilled.*
- 2.4.10.2.7 *The collection of household hazardous wastes shall be accommodated by maintaining hazardous waste drop-off locations at the Municipality's waste transfer facilities.*

- 2.4.10.2.8 *Wherever possible, methane or other greenhouse gas emissions from waste management operations shall be captured and used as an alternative energy source.*
- 2.4.10.2.9 *New waste processing facilities and transfer facilities shall only be permitted on Industrial lands specifically zoned for waste transfer facilities.*
- 2.4.10.2.10 *Existing and closed waste processing and waste management sites shall be identified on Schedule A to this Official Plan. A Planning Justification Study shall be required for any development proposal within 500 metres of the boundary of a waste management site to ensure that potential impacts and appropriate mitigation measures are identified.*

## 2.4.11 LANDFILLS

The Ridge Landfill and the Blenheim Landfill are approved to receive solid waste from Chatham-Kent and the surrounding communities. The following policies shall apply to landfill sites in the Municipality.

*It shall be the objective of Chatham-Kent to:*

- 2.4.11.1 *Recognize the contribution of the Ridge Landfill and the Blenheim Landfill to the economic base of the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.4.11.2.1 *The Ridge Landfill shall be designated Waste Management Area, Conservation and Agriculture/Buffer Area on Schedule A - Land Use Plan, to this Official Plan. The Blenheim Landfill shall be designated Waste Management Area on Schedule A to this Plan.*

### 2.4.11.2.2 *Waste Management Area*

- 2.4.11.2.2.1 *The purpose of this designation is twofold:*

- a) *Allow the Municipality to gather information, inform the public, participate effectively in provincial regulatory and environmental assessment and approval processes, and conduct municipal planning and regulation of waste management in the landfills, up to and beyond such time that the subject lands are fully utilized for waste management uses.*
- b) *Complement and assist provincial regulatory decisions regarding waste management activities at the landfills, by clearly stating the Municipality's policies in this regard, and adopting a municipal development approval process under the Planning Act.*

- c) *For greater certainty, the policies of Subsection 2.4.11.2.2 are not intended, and shall not be interpreted so as, to supplant, duplicate, override, interfere or conflict with acts, processes or approvals under, or recourse to, any of the provisions of the Environmental Protection Act, the Ontario Water Resources Act, the Environmental Assessment Act, the Environmental Bill of Rights 1993, or subordinate legislation under those Acts.*

**2.4.11.2.2** *The goals of the landfill policies are to:*

- a) *Safeguard the environment, public health and safety and the interests of Chatham-Kent residents by ensuring that all environmental, social and financial impacts of waste management activities are sufficiently controlled or mitigated in a timely manner.*
- b) *Contribute to the direction and structure for future Municipal waste management programs by defining and describing the role of lands owned by the landfill operator and securing landfill sites well into the twenty-first century.*
- c) *Reduce uncertainty for all parties with an interest in waste management and in particular those local residents most directly affected.*
- d) *Ensure continuing public input and consultation.*
- e) *Provide policy flexibility to accommodate future changes in technology and market demand.*
- f) *Promote a streamlined decision-making process for new waste management activities.*
- g) *Identify and promote economic development and public interest opportunities arising from waste management activities.*
- h) *Promote site and operational master strategies to avoid ad hoc waste management planning and development by emergency certificate of approval or otherwise.*

**2.4.11.2.3** *The following definitions shall apply:*

- a) *Most of the following definitions are based on those found in Ontario Regulation 347 of R.R.O. 1990 as amended, and the following Ministry of Environment Guidelines:*

*Guidance Manual for Landfill Sites Receiving Municipal Waste, November 1993.*

*M.O.E. Guideline D.4, Land Use On or Near Landfills and Dumps, April, 1994.*

*The Municipality will endeavour to regularly review and amend these definitions in order to maintain conformity with the latest Ministry definitions.*

- i) C. of A. - Certificate of Approval, the permit issued by the MOE for the use, operation, establishment, alteration, enlargement or extension of a landfill or waste processing site. It is issued to the owner of the site with terms and conditions of compliance stated therein.*
- ii) EAA - Environmental Assessment Act*
- iii) EPA - Environmental Protection Act*
- iv) Fill Area - the area of a waste disposal site set aside for landfilling.*
- v) Hazardous Waste - any waste that is defined as hazardous to human health or the environment in Ontario Regulation 347 as amended.*
- vi) Incineration - the controlled burning of solid waste for the purpose of waste destruction and/or achieving volume and weight reduction or to change waste characteristics.*
- vii) Landfilling - the disposal of waste by deposit, under controlled conditions, on land and includes compaction of waste into a cell and covering the waste with cover material at regular intervals.*
- viii) Master Plan - a plan prepared by a waste management area operator showing long term site planning and operational strategies for lands owned by the operator or a subsidiary corporation or person within the municipality. The Master Plan is not considered a regulatory document but simply a general statement of the intentions of the operator.*
- ix) MOE - Ontario Ministry of the Environment or its successor.*
- x) OWRA - Ontario Water Resources Act.*
- xi) Peripheral Area - the area controlled by a landfill operator between the boundary of a waste disposal site and the fill area. Together the peripheral area and the fill area make up the waste disposal site.*
- xii) Post Closure - the stage of a closed landfill site and actions taken for the care, maintenance and monitoring of a site after closing.*



- xiii) *Waste Disposal - the final disposal or depositing of waste at a site, not including the handling, storing, transferring, treating or processing of waste.*
- xiv) *Waste Management - all facilities, equipment and operation for the complete management of waste including the collection, handling, transportation, storage, processing and disposal thereof.*
- xv) *Waste Processing - the shredding, baling, pulverizing, composting, separating, or otherwise treating or altering of waste to facilitate further transfer, processing, utilization, or disposal.*

2.4.11.2.2.4 *In the following text, policies for the lands designated Waste Management Area on Schedule A – Land Use Plan are provided for issues of land use, truck route, and lot creation. The land use policies are further divided to reflect three different types of land use - waste disposal, waste processing and post closure - as well as the implementation process.*

2.4.11.2.2.5 *The following land use policies shall apply:*

a) *General*

- i) *Prior to the establishment of a waste management activity, only agricultural uses will be permitted. Waste management uses should be planned so as to cause the least disruption to existing agricultural uses and facilities such as drainage tile.*
- ii) *Residential uses, even if accessory to an agricultural use, will not be permitted.*
- iii) *In the event that a waste disposal application fails either a provincial approval process or a rezoning application, the Municipality will undertake a review of its Waste Management Area policies and the extent of the designation.*
- iv) *The policies of Subsection 2.4.11.2.2 are subject to the Environmental Act, the Ontario Water Resources Act, the Environmental Assessment Act, the Environmental Bill of Rights 1993 and subordinate legislation under those Acts. The provisions and policies are not intended, and shall not be interpreted so as, to supplant, duplicate, override, interfere, conflict with or otherwise affect, acts processes or approvals under, or recourse to, any of the provisions of the Environmental Assessment Act, the Environmental Bill of Rights 1993 or subordinate legislation under those Acts.*

b) Waste Disposal

- i) *The following policies presume that waste disposal activities will be subject to an approval under the EAA. Should the MOE not require an environmental assessment, the Municipality may still direct the applicant to provide studies regarding environmental, financial and social impact.*
- ii) *Notwithstanding Policy 2.4.11.2.2.5 b) i), the Municipality may support any waiving, shortening or expediting of the site selection component of any required environmental assessment process.*
- iii) *Permitted waste disposal activities shall be limited to the landfilling of non-hazardous waste.*
- iv) *Incineration of waste will not be permitted.*
- v) *The expansion of a landfill site will only be permitted if the landfill operator can satisfactorily demonstrate to the Municipality the design capacity of the existing landfill site will be reached in ten years or less.*
- vi) *For waste, the collection of which is the responsibility of municipal government, the Municipality will request that the C. of A. approval authority approve a service area which only includes municipalities with waste reduction programs satisfactory to the MOE.*
- vii) *For waste, the collection of which is the responsibility of the private sector, the Municipality will request that the C. of A. approval authority approve only the disposal of such waste which has already been processed for the purpose of diversion from the landfill.*
- viii) *The landfill site will consist of a fill area and a peripheral area. The fill area is where actual landfilling activity is undertaken. The peripheral area will contain setbacks from other land use designations, and will permit uses accessory to a landfill activity such as buildings, equipment and material storage, access roads, stormwater collection ponds, environmental remedial facilities such as leachate collection and treatment, environmental monitoring systems and nuisance control measures.*
- ix) *Access to a waste disposal area is permitted only from a Waste Management Truck Route.*

c) Waste Processing

- i) *The following policies presume that waste processing activities may be subject to an approval under the EAA. Should the MOE not require approval under the EAA, the Municipality may still direct the applicant to provide studies regarding environmental, financial and social impact.*
- ii) *Notwithstanding Policy 2.4.11.2.2.5 c) i), the Municipality may support any waiving, shortening or expediting of the site selection component of any required environmental assessment process.*
- iii) *It is intended that a wide range of waste processing and accessory uses be permitted and that this policy be used to encourage the utilization of new technologies.*
- iv) *Access to a waste processing area will be permitted only from a Waste Management Truck Route.*

d) Post Closure

- i) *The following policies presume that post closure activities will be subject to a C. of A. and that the MOE will have final approval of any end use on a closed landfill for a period of 25 years in accordance with Section 46 of the EPA.*
- ii) *Initially, the principal post closure use will be passive open space. However, uses that are compatible, or can be made compatible with neighbouring ongoing waste management activities and adjacent land use designations, such as active recreational uses, will be permitted.*
- iii) *Uses accessory to a neighbouring waste management activity will be permitted.*
- iv) *Once it is closed, access to the Ridge Landfill for uses not associated with a neighbouring waste management activity will only be permitted from County Road 10.*
- v) *Access for uses associated with a waste management activity will only be permitted from a Waste Management Truck Route.*

e) Implementation

- i) *Initially, all lands within a Waste Management Area will be zoned to reflect existing use. However, residential uses, permanent or seasonal, will not be permitted. Existing*

*residential uses will be made non-conforming, and subject to the Non-Conforming Uses policies found elsewhere in this Plan.*

- ii) Expansion of an existing waste management use or establishment of a new one must comply with the Municipality's Zoning By-law.*
- iii) To be considered by Council an application for rezoning must be accompanied by three documents:
  - 1. A current Master Plan for all lands owned by the landfill operator.*
  - 2. A Traffic Impact Study based on Terms of Reference provided by the Municipality.*
  - 3) An agreement whereby the proponent undertakes to pay all reasonable costs incurred by the Municipality for the processing of the application.**
- iv) Notwithstanding Policy 2.4.11.2.2.5 e) iii), Council may agree to waive one or all of the documents otherwise required, based on the scale and nature of the rezoning application.*
- v) Once the application has been accepted, the Municipality will consult with the MOE to ascertain which provincial approvals process will be followed and endeavour to dovetail the technical reviews and public consultation accordingly.*
- vi) Council will call for an initial public meeting to generally describe the proposal and the approval process.*
- vii) In reviewing the application, the Municipality will take the following action:
  - 1. Determine conformity with the Official Plan.*
  - 2. Ascertain all requirements for provincial approvals under the EAA, the EPA, the OWRA or otherwise.*
  - 3. When a landfill expansion is the subject to the application, then decide if sufficient evidence has been provided by the proponent to indicate that the design capacity of the present landfill site will be exceeded within ten years.*
  - 4. Consider whether experience with past waste management activities warrants alterations to safeguards concerning environmental, social or financial impact.**

5. *Consider whether the potential environmental, social or financial impacts of the proposed use warrant alterations to safeguards.*
  6. *Consider whether or not to recommend that the application should be evaluated through a consideration of alternative sites.*
- xiii) *The Municipality will prepare a planning report to be presented at a second public meeting, the purpose of which is to receive public input.*
  - ix) *A zoning by-law amendment will be prepared and may incorporate an "H" - Holding Zone provision in accordance with Section 36 of the Planning Act, and the Holding Zone policies of this Plan.*
  - x) *The statutory public meeting required by the Planning Act will be held to consider the rezoning. Council will approve, reject or defer the by-law.*
  - xi) *Once all conditions of the "H" - Holding Zoning have been met, the "H" will be removed upon application by the operator.*
  - xii) *The above process will be followed for all applications to expand landfill areas. However, for waste processing and post closure uses, Council may decide to shorten the implementation process by waiving the first or second public meeting, when in its opinion, the scale or nature of the application so warrants.*
  - xiii) *A Waste Management Area will be subject to the site plan control provisions of Section 41 of the Planning Act.*

2.4.11.2.2.6 *The following other policies shall apply:*

a) *Waste Management Truck Route*

- i) *All traffic destined for a Waste Management Area shall use a specially designated route as determined through the environmental assessment process for the landfill.*
- ii) *For the Ridge Landfill it is the intention of the Municipality and the Waste Management Area operator that all traffic destined for the Waste Management Area from the east, north and west, use the route that extends south on Highway 40 from its intersection with Highway 401 to its intersection with the Drury Line, west on the Drury Line across Kent Road 8 (Middle Line) to the Erieau Road then south to the Allison Line.*

- iii) *The Municipality will provide appropriate signage for roads under its own authority and negotiate with other road authorities to do the same.*
- iv) *The Municipality will ensure that Waste Management Area traffic is monitored regularly and will take the appropriate action necessary to protect the safety of residents and landowners along the route and mitigate any negative impacts.*
- v) *By way of agreement, the Municipality and a Waste Management Area operator will ensure that those roads on the designated route under Municipal authority will be upgraded and maintained to the standard necessary for the type and volume of traffic generated by the Waste Management Area.*

b) Lot Creation

- i) *Further lot creation, either by consent or by plan of subdivision, will not be permitted unless deemed necessary to implement a public initiative.*

2.4.11.2.3 *The following Agriculture/Buffer Area policies shall apply to the Ridge Landfill.*

2.4.11.2.3.1 *The policy of the Municipality is to locate a buffer area to the greatest extent possible on lands owned by the waste disposal and processing operator.*

2.4.11.2.3.2 *The goals of this designation are to:*

- a) *Provide a physical separation between the Waste Management Area and adjacent land uses, such separation to occur primarily on lands owned by the waste disposal and processing operator.*
- b) *Ensure compatibility of land uses in the buffer area with waste management area uses.*
- c) *Confine all waste management and accessory uses to the Waste Management Area land use designation. However, it is recognized that it is appropriate and necessary to locate certain accessory uses in the Agriculture/Buffer Area.*

2.4.11.2.3.3 *The following land use policies shall apply:*

- a) *The principal uses permitted will be agriculture and the agricultural policies found elsewhere in this Plan apply, subject to the exceptions found in the policies following.*

- b) *New residential uses even if accessory to an agricultural use, will not be permitted.*
- c) *Permitted Uses Accessory to Waste Management Activities:*
  - i) *Installation of monitoring devices to measure ground water quality, hydrogeological parameters, gas and leachate migration, surface water quality, air quality, etc.*
  - ii) *Implementation of remedial measures for the collection of contaminants.*
  - iii) *Nuisance control measures to mitigate noise, dust, odour, litter, vermin and vectors, and visual impacts created by adjacent waste management activities.*
  - iv) *Stormwater collection ponds.*
  - v) *For greater clarity, accessory uses not permitted include administrative and maintenance buildings, material storage areas, equipment compounds, and leachate treatment systems.*
- d) *Access to the Waste Management Area through the Agriculture/Buffer Area will not be permitted except as noted in Policy 2.4.11.2.2.5 d) iv) of the Waste Management Area designation.*
- e) *It is intended that the Agriculture/Buffer Area not be used for transportation routes for the transfer of materials within the Waste Management Area.*

2.4.11.2.3.4 *The following other policies shall apply:*

- a) *Lot Creation*
  - i) *Further lot creation either by consent or by plan of subdivision will not be permitted unless deemed necessary to implement a public initiative.*

2.4.11.2.3.5 *The following Implementation Policies shall apply:*

- a) *Initially, all lands within the Agriculture/Buffer Area will be zoned Agriculture with the following provisos:*
  - i) *On those lands owned by the landfill operator, residential uses, permanent or seasonal, will not be permitted. Existing residential uses on these lands will be considered non-conforming and subject to the Non-Conforming Uses policies found elsewhere in this Plan.*

- ii) *On those lands not owned by the landfill operator where there is no existing residential use, residential uses, permanent or seasonal, will not be permitted.*
  - iii) *On those lands not owned by the landfill operator where there is an existing residential use, residential uses are considered conforming and will continue to be permitted.*
- b) *The Agriculture/Buffer Area will be subject to the site plan control provisions of Section 41 of the Planning Act.*

## 2.5 COMMUNITY IMPROVEMENT

The Community Improvement provisions of the Planning Act give Chatham-Kent a range of tools to proactively stimulate investment/reinvestment and revitalization. In designated Community Improvement Areas, the preparation of a Community Improvement Plan will provide Chatham-Kent with various powers to address deficiencies or facilitate improvement. This includes incentives to stimulate or leverage other private and/or public investment where they advance the public interest.

*It shall be the objective of Chatham-Kent to:*

- 2.5.1 *Achieve a functional, attractive and well maintained living and working environment for residents and businesses in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

- 2.5.2.1 *The overall “quality of life” and “well-being” of residents and businesses within the downtowns, mainstreets, older residential neighbourhoods and older commercial and industrial areas of the Urban Centres shall be enhanced by promoting the:*
- a) *ongoing maintenance and conservation of functional, well established areas;*
  - b) *rehabilitation and/or redevelopment of areas characterized by deficient buildings, land use conflicts, economic instability or deficient municipal hard services;*
  - c) *encouragement of private sector participation in community improvement; and*
  - d) *economic growth and development in the downtown, main streets and older commercial and industrial areas of the Urban Centres.*



2.5.2.2

*Community improvement shall strive to:*

- a) *encourage the renovation, rehabilitation and, where appropriate, residential intensification of obsolete buildings and/or underutilized lands by the private sector;*
- b) *upgrade and improve municipal services and public utilities such as sanitary sewers, storm sewers, watermains, roads and sidewalks;*
- c) *encourage the rehabilitation, adaptive reuse and maintenance of historical or architecturally significant buildings;*
- d) *provide information to property owners through such organizations as Business Improvement Associations on various municipal initiatives which are designed to provide assistance in the improvement of the area or structures;*
- e) *improve traffic circulation within the community improvement project areas;*
- f) *encourage off-street parking and provide municipal parking facilities where feasible;*
- g) *encourage streetscape and building facade improvements based on coordinated standards;*
- h) *promote the development and revitalization of the downtowns and mainstreets in the Urban Centres as the focus of pedestrian oriented retail, civic, cultural, entertainment and government uses; and*
- i) *to encourage the revitalization and conversion of older industrial areas, the redevelopment of obsolete, "brownfield" industrial lands and, where appropriate, the relocation of existing businesses whose operations are in conflict with adjacent land uses to appropriate sites within the industrial areas of Chatham-Kent.*

2.5.2.3

*The selection of Community Improvement Areas shall have regard to the following criteria:*

- a) *Residential Improvement Areas*
  - i) *age and exterior condition of existing housing stock;*
  - ii) *need for sanitary and storm sewers, watermains and sidewalk reconstruction and road resurfacing and reconstruction;*
  - iii) *need to widen existing rights-of-way; and*

iv) *need to upgrade social/recreational facilities, day care centres, public parks and open space.*

b) *Downtown, Mainstreet, Commercial and Industrial Improvement Areas*

i) *need for water, sanitary and storm sewer upgrading;*

ii) *deficiencies in off-street parking;*

iii) *need for maintenance, rehabilitation, intensification, re-use/conversion or redevelopment of building stock;*

iv) *need for improvements to the streetscape and building facades; and*

v) *need for development/redevelopment of unused or underutilized lands including "brownfield" industrial sites."*

2.5.2.4 *Community Improvement Areas shall be identified on Schedule D - Community Improvement Areas, to this Official Plan.*

2.5.2.5 *Priority for the phasing of improvements shall be given to those areas where the deficiencies related to the criteria established in subsection 2.5.2.3 are the greatest.*

2.5.2.6 *In order to achieve the proposed community improvements, a range of implementation techniques shall be applied including:*

a) *the preparation of Community Improvement Plans including the designation of Community Improvement Project Areas;*

b) *the acquisition of land and/or buildings within Community Improvement Project Areas;*

c) *the clearing, grading or preparing lands for community improvement;*

d) *utilizing all appropriate senior level government programs for funding of improvements to municipal facilities, lands, roads, streetscapes and services;*

e) *encouraging the rehabilitation and/or revitalization of property by the private sector through the provision of information on government programs as well as financial/property tax incentives;*

f) *continuing enforcement of maintenance and property standards by-law;*

g) *the continuing support of heritage conservation through the Ontario Heritage Act and the Local Architectural Conservation Advisory Committees;*

- h) supporting the efforts of the Chambers of Commerce and Business Improvement Associations to revitalize the downtown and mainstreets in the Urban Centres through the implementation of various programs including the Main Street Program;**
- i) where appropriate, encouraging/supporting intensification and infill development/redevelopment; and**
- j) encouraging/supporting zoning approaches that facilitate community improvement initiatives.**

### 3. DEVELOPING A THRIVING ECONOMY

#### 3.1 STRATEGIC PLAN CONTEXT: BASIS FOR A THRIVING ECONOMY

"*Developing a Thriving Economy*" is the second of six Objectives in the Community Strategic Plan for achieving the Vision of the Chatham-Kent community. The Strategic Plan identifies the following Strategic Directions or high level actions necessary to achieve a thriving economy in Chatham-Kent:

- *Brand and promote Chatham-Kent.*

This Strategic Direction is implemented through initiatives that result in increases in business activity and in increases in the diversity of the economic base.

- *Nurture complementary new and existing businesses.*

This Strategic Direction is implemented through initiatives that result in the increases in the number of new businesses, the reduction in the number of business closures, the growth and/or creation of "business clusters" and increases in population and employment in Chatham-Kent.

- *Develop and promote Chatham-Kent as a desirable tourist destination.*

This Strategic Direction is implemented through initiatives that result in an increase in the number of tourist destinations, the enhancement of historical/cultural/ environmental assets, improved tourist facilities, an increase in the number of shows/exhibits and bus tours, an increase in lodging occupancy, an increase in service jobs and an increase in tourist dollars spent in Chatham-Kent.

- *Ensure that agriculture continues to be a key economic sector of the Chatham-Kent economy.*

This Strategic Direction is implemented through initiatives that result in increases in agricultural business, the maintenance of the agricultural land base for agriculture and an increase in the diversity of agricultural products.

#### 3.2 DEVELOPING A THRIVING ECONOMY

"*Developing a Thriving Economy*" is predicated on the Municipality "working aggressively to develop a diversified economic base" as a means for Chatham-Kent to achieve its Vision of being "*a proud, proactive and aggressive community committed to celebrating its diversity and ensuring a high quality of life for all of its people.*" Chatham-Kent prepared an Economic Development Strategy entitled *Moving the Economy Forward* to promote and stimulate economic growth in the community and provide direction in support of the economic objectives of the Community Strategic Plan.

The Goals of the Economic Development Strategy are to:

- Reduce the number of businesses contemplating relocation to neighbouring municipalities.
- Work with existing post secondary institutions and the Provincial Government to develop a curriculum base that is supportive of the economic base of the community.
- Encourage re-investment by companies already present in Chatham-Kent.
- Maximize the industrial land base to ensure that potential investors have a full range of real estate options.
- Ensure that existing businesses provide enthusiastic support for Chatham-Kent as a healthy, dynamic and competitive community to live and work.
- Expand the tourism potential of Chatham-Kent and increase the flow of tourism dollars into the area.
- Establish an Agricultural Centre of Excellence to develop new market opportunities for locally grown products.
- Ensure that the service levels and infrastructure provided to business reinforce the overall competitiveness of Chatham-Kent.
- Strengthen relationships with senior levels of government through networking to ensure that Chatham-Kent is "top-of-their-mind" for international business and investment.
- Stay connected with economic development programs and initiatives spearheaded by the public and private sector.
- Be a conduit of information between community organizations, the investment community, senior government, neighbouring municipalities and local businesses.
- Focus resources to ensure that investment attraction initiatives are cost effective and targeted.
- Publicize investment wins in every possible forum.

The Goals of the Economic Development Strategy will be achieved through the implementation of five core program initiatives:

Business Call Program (Business Retention):

Implementing a Business Call Program to proactively establish relationships with a group of 45 leading companies in Chatham-Kent as well as selected smaller firms that demonstrate characteristics of rapid growth, strategic change or vulnerability.

### Investment Attraction Program (Business Expansion):

Implementing Focused Marketing Programs to attract new businesses targeting the following sectors: automotive parts manufacturing, aircraft parts manufacturing, plastics manufacturing, logistics, call centres/back office functions, tourist attractions and events, downtown retail and entertainment uses and agriculture/food processing.

### Public-Private Sector Coordination (External Networking):

Establishing a public/private sector liaison coordinator responsible for external networking with the Provincial and Federal Governments regarding economic development related funding programs and private sector organizations regarding investment attraction and business retention.

### Partnering Through Special Projects (Community Outreach):

Establishing partnerships with external groups to scope out/undertake first step assessments of economic development ideas brought forward to Chatham-Kent to determine the need/merit for more detailed analysis.

### Highway 401 Development Program (Utilizing Assets):

Establishing a municipally owned business park in the Highway 401 Corridor at the Bloomfield Road interchange and encourage the development of a tourism, retail and service commercial node at Highway 40/Communication Road building on existing uses in that location.

## **3.3 OFFICIAL PLAN CONTEXT**

The Business Retention, Business Attraction and Highway 401 Development Programs in the Economic Development Strategy: Moving the Economy Forward rely upon the Official Plan to provide a physical context for the planning and implementation of business opportunities in Chatham-Kent. A high quality of life depends a diversified economic base and opportunities to earn a living wage. Along with creating safe and healthy communities and protecting the natural environment, this Official Plan facilitates public and private sector investment in land, roads and servicing infrastructure to create a diversified economic base in Chatham-Kent.

The policies in this section work in conjunction with the policies in the Sustaining and Enhancing the Natural Surroundings and Providing Safe and Healthy Communities sections of this Official Plan. Policies throughout the Plan provide opportunities to live and work in the same Urban Centre. Providing a variety of locations across Chatham-Kent for industrial and commercial development promotes a more equitable distribution of housing and job opportunities across the community. This enables employees to work in the Urban Centres where they reside which enhances their quality of life through reduced work travel time. The overall levels of travel are also reduced which has clear environmental benefits.

***Thriving Economies Goal: To develop a diversified economic base that encourages private sector investment and the growth of employment opportunities in Chatham-Kent.***

### **3.4 DEVELOPING A DIVERSIFIED ECONOMIC BASE**

Chatham-Kent's economic base is largely concentrated within the agriculture, manufacturing and retail/wholesale trade economic sectors. Much the land area within Chatham-Kent is prime agricultural land which is utilized for crop production including soybeans, corn, winter wheat, tomatoes and green peas as well as some intensive livestock farming. Chatham-Kent has a mature agricultural industry with strong linkages to a diversified food processing sector.

The manufacturing sector in Chatham-Kent is focused on two primary industrial clusters:

- transportation equipment, transportation/automotive parts and plastics; and
- agricultural related manufacturing and processing.

These clusters are supported locally by a range of manufacturing subsectors including advanced machine equipment manufacturers, tool and die manufacturing, metal fabricators, processors, packagers, transportation services and warehousing.

The retail/wholesale trade sector in Chatham-Kent includes the traditional categories of retail (i.e. supermarket, specialty foodstore, department store type merchandise, non-department store type merchandise i.e. drugs/cosmetic, apparel, hardware, etc., home and auto supply), wholesale (i.e. home improvement centre), personal service (i.e. barber/beauty salon), restaurants and liquor/beer/wine facilities. These facilities are distributed across the seven Urban Centres (Chatham, Wallaceburg, Blenheim, Tilbury, Ridgetown, Dresden and Wheatley) as well as the various Hamlets and Rural Settlement Areas in Chatham-Kent. The largest commercial centres (North Maple Mall, Thames-Lea Plaza and Downtown Chatham Centre) are located in the Chatham Urban Centre.

Chatham-Kent is strategically located within the Chicago-Detroit-Toronto-Montreal Business Corridor. It has immediate access to Highway 401 which is a principle road transportation link in that east-west business corridor. It is also part of the north-south NAFTA Superhighway linking Ontario to Michigan, Ohio, Kentucky, Tennessee, Georgia and Florida. The Municipality is also served by trunk lines of the Canadian National Railway, Canadian Pacific Railway and CSX Railway.

The Economic Development Strategy recommended Chatham-Kent target the following sectors:

#### **Manufacturing**

- Based on the review of the local economic base, growth prospects on a sector by sector basis, investment attraction initiatives underway in neighbouring communities and sector based marketing programs supported by senior levels of

government, the Economic Development Strategy recommended Chatham-Kent target the manufacturing sector focusing on:

- automotive parts manufacturing;
  - aircraft parts manufacturing;
  - logistics;
  - plastics; and
  - call centres.
- Chatham-Kent should:
    - develop a website that projects an open for business attitude;
    - be proactive in searching new opportunities;
    - develop strong business relations with senior levels of government; and
    - work with post secondary educational institutions to develop programs that facilitate the growth of identified investment targets.

### Retail and Service Commercial

- Chatham-Kent should encourage tourism oriented retail, restaurants and leisure activities within the Urban Centres.

### Tourism

- Chatham-Kent has strong potential within the tourism industry, however tourism products and supporting infrastructure need updating.
- Chatham-Kent should further investigate opportunities for:
  - heritage tourism;
  - water based tourism;
  - camping and nature tourism;
  - event tourism;
  - golf tourism;
  - agri-tourism;
  - tournaments and sports tourism; and
  - family based tourism.
- Chatham-Kent should:
  - actively coordinate and package tourism opportunities related to black heritage;
  - study the physical state of local marinas and
  - coordinate the implementation of a comprehensive internal signage strategy.



## Agriculture

- The agri-food sector has performed strongly over the past years particularly in the area of crop production rather than value-added food processing. There is a limited opportunity to develop large scale food processing facilities in Chatham-Kent.
- Chatham-Kent should:
  - work with Ridgetown College to develop programs that facilitate knowledge transfer and growth opportunities;
  - explore options to extend higher order research and development programs to Ridgetown College;
  - assume leadership role as facilitator between the local agri-food sector and senior levels of government;
  - maintain strong linkages with OMAFRA regarding new government programs; and
  - create or enhance partnerships with existing local research and knowledge based groups.

The land use designations and policies of this Official Plan are intended to provide sufficient development lands and infrastructure to support the implementation of the Economic Development Strategy. General land use designations with supporting policies have been prepared for the targeted sectors: Industrial, Commercial, Tourism/Recreational and Agriculture. The Secondary Plans for the Urban Centres and Hamlets in Part 2 of this Plan contain more detailed designations and policies.

### **3.5 INDUSTRIAL AREA POLICIES**

Due to its proximity to Highway 401 and other major urban centres in Ontario and the United States, Chatham-Kent has developed a strong industrial land base. The municipality contains eleven industrial areas which are located either within or adjacent to its seven Urban Centres:

- Chatham: Bloomfield Industrial Area  
Richmond / Park Industrial Area  
Sass Road Industrial Area
- Wallaceburg: West Industrial Park  
South Industrial Park
- Tilbury: 401 North  
401 South
- Blenheim
- Ridgetown

- Dresden
- Wheatley

A twelfth industrial area - the new Highway 401/Bloomfield Road Business Park is just being established at the Bloomfield Road interchange on Highway 401.

The Chatham-Kent Employment Land Needs Analysis (Technical Study prepared in support of the Economic Development Strategy) found that the vacant designated lands in the eleven industrial areas represent a 20 year supply of land for industrial development. However, the Study concluded that portions of those lands remain undeveloped because they do not meet the needs of the current industrial land market. The Employment Land Needs Analysis carried out both an employment-based land needs analysis and an industrial land absorption analysis. Both quantitative approaches found that there is a sufficient supply of designated industrial land in Chatham-Kent to meet the projected 20 year demand. The Employment Land Needs Analysis concluded that the quantitative approaches do not address the qualitative characteristics/suitability of Chatham-Kent's supply. The Study stated that new businesses are looking for:

- high exposure locations on highways that make a statement; that is 400 Series highways such as Highway 401;
- locations with quick access to 400 Series highways;
- locations that are buffered from urban residential areas.

The 401 South and 401 North Industrial Areas in Tilbury are the only existing industrial areas in Chatham-Kent that meet that criteria. The other nine industrial areas are located some distance from the Highway 401 Corridor, are within Urban Centres either adjacent to or in close proximity to residential areas and are less attractive to the industrial land market.

The Employment Land Needs Analysis indicated that while demand for industrial lands has been relatively weak throughout most areas of Chatham-Kent, those municipalities with industrial areas/business parks located in the corridors of 400 Series highways have experienced strong demand for employment lands in those areas. The Study indicated that over the twenty year (2001-2021) time horizon up to 131.5 ha. (325 acres) of designated employment land would be warranted in the Highway 401 Corridor at Bloomfield Road and Highway 40/Communications Road in addition to the lands available in the 401 South and 401 North Industrial Areas in Tilbury.

Chatham-Kent is establishing an economic gateway into the Municipality in the Highway 401 Corridor. The Highway 401/Bloomfield Road Business Park is a full municipally serviced prestige business park in the Highway 401 Corridor which will enable Chatham-Kent to be competitive with other corridor municipalities in the industrial land market. Amendment No. 16 to the Official Plan for the Municipality of Chatham-Kent (Raleigh) established the new Business Park designation with supporting policies in the Official Plan making provision for the prestige business park.

With the planned development of the Highway 401/Bloomfield Road Business Park, the future re-use of the least marketable vacant or underutilized industrial lands as well as the redevelopment of older brownfield industrial sites in the Urban Centres, for non-industrial uses by the private sector will need to be encouraged. The Chatham-Kent Economic Opportunity Study (Technical Study prepared in support of the Economic Development Strategy) indicated that while Chatham-Kent's industrial land base is intended for employment uses, some of those same lands may also be desirable for new format retail/big box uses because they are affordable, fully serviced and are within/in close proximity to the Urban Centres and along major arterial roads or highways. The Economic Opportunity Study also concluded that premium sites with high exposure and direct access to a highway are popular with the logistics sector (trucking) as evidenced by the Highway 401/Bloomfield Road interchange which has a number of trucking sales and service uses.

A core driver of future business growth in Southern Ontario is expected to come from small and medium-sized enterprise (SME). The Community Profile prepared by the Chatham-Kent Economic Development Department indicates that nearly 30% of all businesses in its Industrial Directory had four employees or less. The re-use of vacant or underutilized former single use industrial buildings for multiple units will help maintain Chatham-Kent's employment base, better utilize existing infrastructure and building stock and support the incubation and growth of SME's.

The intention of this Official Plan is to make provision for the long-term protection of viable industrial lands while facilitating the re-use/redevelopment of underutilized industrial lands in the Urban Centres for other urban uses.

*It shall be the objective of Chatham-Kent to:*

- 3.5.1.1 *Encourage and accommodate economic activities that contribute to the protection and strengthening of the industrial land base in the Municipality.*
- 3.5.1.2 *Encourage private sector investment/re-investment in the re-use/redevelopment of underutilized and/or abandoned "brownfield" industrial lands in the Urban Centres for other viable non-industrial uses.*

*It shall be the policy of Chatham-Kent that:*

- 3.5.2.1 *Urban Centres and the Highway 401 Corridor at the Bloomfield Road and Highway 40/Communications Road interchanges shall be the focal areas for serviced industrial development in Chatham-Kent. Some industrial development may also be permitted in selected Hamlets, Rural Settlement Areas and Agricultural Areas by Amendment to this Official Plan.*
- 3.5.2.2 *More detailed Secondary Plans have been prepared for the Urban Centres and Hamlets designated on Schedule "A" in Part 1 of this Official Plan. Those secondary plans are located in Part 2 of this Plan. Lands planned for industrial development within those designated Urban Centres and Hamlets shall be*

*appropriately designated on the Land Use Plan schedule for the applicable Secondary Plan. Those land use plans shall be read in conjunction with their respective Secondary Plan policies.*

**3.5.2.3** *Industrial Areas located outside of the growth centres shall be designated Industrial Area on Schedule A - Land Use Plan, to this Official Plan.*

**3.5.2.4** *The Industrial Area designation means that the main permitted uses shall include light industrial, office, research and development and general industrial uses. In addition, accessory service, wholesale, retail and office uses serving the industrial area shall be permitted.*

**3.5.2.5** *General industrial uses may include recycling industries. Waste management and disposal businesses dealing with the recycling of paper, wood and inorganic waste may be permitted in an Industrial Area designation subject to the following:*

- a) no chemical processing including bleaching or diluting;*
- b) low water usage;*
- c) the specific sites are large enough to permit adequate landscaping or buffering of outside storage and operations;*
- d) full screening of outside storage;*
- e) the organization of outside storage to provide breaks to prevent fire hazards; and*
- f) the operation conforming to all other municipal and appropriate Ministry requirements and bylaws.*

**3.5.2.6** *Waste management and disposal businesses dealing with the waste composting of organic material may be permitted in an Industrial Area designation subject to the following:*

- a) the operations must be in-vessel or in-building without outdoor storage;*
- b) the operations will use the most current technology available to minimize the emission of odours and other emissions;*
- c) the operator shall at all times retain or employ properly trained staff;*
- d) the site operations shall be subject to site plan control; and*
- e) the operations shall conform to all other municipal and appropriate Ministry requirements and by-laws.*

- 3.5.2.7 *Except as specifically provided for by subsections 3.5.2.5 and 3.5.2.6, the recycling of paper, wood, inorganic and organic waste shall require a site-specific Official Plan Amendment.*
- 3.5.2.8 *The management and disposal of chemical/medical waste, radioactive waste or other hazardous waste, the recycling of aggregate wastes and asphalt and concrete batching plants shall require a site-specific Official Plan Amendment.*
- 3.5.2.9 *The Municipality shall not permit industrial uses which are considered to represent a significant health or safety hazard to the residents of Chatham-Kent or to the natural environment. Where there is a concern with the potential impact of a proposed industrial use, the proponent shall prepare an environmental evaluation report and shall be required to implement any necessary mitigation measures.*
- 3.5.2.10 *Development within areas designated Industrial Area on Schedule "A" or within an approved Secondary Plan for an Urban Centre or Hamlet contained in Part 2 of this Plan shall be permitted subject to:*
- a) *the provisions for the Industrial Area within this Plan and/or the applicable designation within the Urban Centre or Hamlet Secondary Plan;*
  - b) *the submission of a development plan which demonstrates that the proposed development can be physically integrated with existing and proposed uses on adjacent lands;*
  - c) *the availability of adequate water supply and sewage treatment to accommodate the proposed use; and*
  - d) *providing adequate stormwater management.*
- 3.5.2.11 *In planning the development of Industrial Areas the Municipality shall:*
- a) *direct industrial traffic away from residential neighbourhoods wherever practical;*
  - b) *establish a transition in industrial zones and regulate lot coverage, building heights, building setbacks, parking, outdoor storage and screening/buffer requirements in the Zoning By-law to address land use compatibility issues with adjacent non-industrial uses; and*
  - c) *through site plan control process encourage attractive building and landscape design.*
- 3.5.2.12 *Certain lands within the Industrial Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is*

*Industrial as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

**3.5.2.13** *Certain lands within the Industrial Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

**3.5.2.14** *Proposals to either establish new industrial areas or expand existing industrial areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*

- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
- b) the existing designated industrial areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
- c) there is no reasonable alternative locations for the proposed land use taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing and other municipal services; and*
- d) the impacts from the proposed land use on adjacent lands can be mitigated*

**3.5.2.15** *Proposals to either develop vacant designated industrial lands or re-use/redevelop underutilized or abandoned industrial lands for non-industrial uses shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*

- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*

- b) *there is not sufficient and/or appropriate designated land supply to accommodate the proposed land use;*
- c) *there is no reasonable alternative locations for the proposed land use taking into account the impacts on the natural environment, road and infrastructure servicing and other municipal services; and*
- d) *the impacts from the proposed land use on adjacent lands can be mitigated.*

3.5.2.16 *The individual land uses within Industrial Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent. The provisions in the Zoning By-law shall include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements.*

3.5.2.17 *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Industrial Area.*

3.5.2.18 *The Municipality is developing the Bloomfield Road Business Park at the Highway 401/Bloomfield Road interchange. Those lands are designated Business Park and Future Development Area (overlay designation) on Schedule "A" to this Official Plan. Development in the Bloomfield Road Business Park shall be subject to the following policies:*

3.5.2.18.1 *The objectives of the Business Park are to:*

- a) *Establish a prestige business park at Highway 401/Bloomfield Road as a landmark use at the western gateway/entranceway into Chatham.*
- b) *Establish a prestige business park that is visually attractive and distinctive as well as accessible and functional.*
- c) *Ensure that the business park works to complement and support the concept of strong and viable urban centres in Chatham-Kent.*
- d) *Ensure that the business park uses are compatible with the agricultural community and the surrounding land uses.*
- e) *Mitigate any impacts that the business park may have on the agricultural and rural communities.*

3.5.2.18.2 *The following policies shall apply to development within the Business Park:*

- a) *The Business Park designation means that the predominant land use is low intensity, industrial, advanced technology, office and business support uses within a comprehensively planned business park setting. The Business Park will be characterized by free-standing, low profile, visually attractive buildings on individual, attractively landscaped lots*

*in a planned subdivision. Business Parks will have the highest standard of development and urban design of all industrial areas in Chatham-Kent.*

- b) Main permitted uses within the Business Park designation shall include light industrial uses that involve assembly, fabrication, manufacturing, printing, packaging, distribution, storage and/or warehousing within wholly enclosed buildings, business support services, advanced technology industries, research and development facilities, customer contact call centres and business and professional offices.*
- c) Ancillary showroom, retail and wholesale uses to the main permitted use shall be permitted.*
- d) Secondary permitted uses within the Business Park shall include restaurants, financial institutions, service commercial, commercial recreational facilities, trade schools, hotels, motels, conference facilities, meeting/banquet facilities, theatre/entertainment uses and police, fire or ambulance facilities.*
- e) Secondary uses shall be subject to the following criteria:*
  - i) they shall be located either on Bloomfield Road or in proximity to Bloomfield;*
  - ii) the proposed uses shall be compatible with existing and planned uses in the business park; and*
  - iii) where a development is proposing facilities designed to accommodate a variety of separate uses such as an industrial mall, no more than 50% of the gross floor area of the development shall be utilized for secondary uses.*
  - iv) The existing truck transport and vehicle, truck and industrial equipment sales and service uses that are located at Highway 401/Bloomfield Road shall be permitted to continue on their subject properties.*
- f) Development within the Business Park shall be by plan of subdivision and area-specific rezoning and serviced with municipal water, sanitary sewerage and stormwater management facilities.*
- g) The major road system for the initial phase of the Business Park comprises the Seventh Line, as improved, in combination with the phased development of a new major collector road and minor collector road which intersect with Bloomfield Road. The major collector road shall be signalized at its intersection with Bloomfield Road 305 m. south of the Highway 401 interchange.*



- h) The alignments and right-of-ways for the new collector roads shall be defined and protected through the plan of subdivision process as the host lands come on-stream for development.*
- i) Depending upon the ultimate configuration of the planned upgrading of the Highway 401/Bloomfield Road interchange by the Ministry of Transportation, the Ministry may restrict the Seventh Line access to Bloomfield Road. Should that occur the major collector road will become the primary access point onto Bloomfield from the Business Park. Seventh Line will be dead-ended where it intersects with the major collector road. Local road access to Bloomfield Road for the existing transport and vehicle/truck sales and service uses located on the southwest quadrant of the Highway 401/Bloomfield Road interchange will be maintained via the Seventh Line.*
- j) A stormwater management plan shall be prepared by the Municipality to identify the overall stormwater management system for the Business Park including the preferred general location(s) of stormwater management pond(s). Lands for stormwater management pond(s) shall be protected through the plan of subdivision approvals process. Applications for plans of subdivision shall require the preparation of stormwater management plans as a condition of draft approval.*
- k) Development within the Business Park shall be subject to zoning regulations to control the scale of development in the park ie. permitted uses, minimum frontage, minimum lot depth, minimum lot area, maximum building height, maximum coverage, storage, etc. and site plan approval to control the location of buildings, structures, service facilities, driveways, parking and loading areas, walkways, lighting, fencing and landscaping on the individual development sites.*
- l) Development within the Business Park shall have regard to the Master Development Plan for the Highway 401/Bloomfield Road Business Park. The Master Development Plan comprises a development concept and built form and site planning and design guidelines to guide the public sector investment in roads and servicing infrastructure and private sector investment in lands and buildings in the Business Park. Development shall consider the design goals, objectives, vision, principles and guidelines articulated in the Master Development Plan for the Highway 401/Bloomfield Road Business Park. The intent of the Master Development Plan is to establish a high quality of built form and landscape design of development in the Business Park.*
- m) The highest standard of built form and landscape design shall be applied on the sites with direct visibility and exposures to Highway 401 and Bloomfield Road. No outdoor storage shall be permitted on those sites. Outdoor storage that is visually screened by landscaped berms and fencing shall be permitted in the rear yards of the internal lots. Notwithstanding the aforementioned, it is recognized that truck and*

*trailer units are parked in all yards of the existing truck transport and truck sales uses located at Highway 401/Bloomfield Road as part of their business operations.*

- n) Where lands in the Business Park are owned by the Municipality of Chatham-Kent, the site plan approval process shall be used to ensure that any terms or conditions pertaining to such matters as colour, texture, type of exterior materials, window detail and architectural detail of any buildings, which were agreed to at the time of sale to the purchaser, are complied with on the final site plans.*
- o) Any expansion to the existing Business Park shall be evaluated based on the following:*
  - i) the need to replenish the 20 year supply of vacant designated Business Park and industrial lands in the Highway 401 Corridor;*
  - ii) the compatibility of the proposed Business Park expansion area on the surrounding land uses;*
  - iii) the impact of traffic from the proposed Business Park expansion area on the boundary and internal road system;*
  - iv) the adequacy of water, sanitary sewerage, stormwater management and utilities to service the proposed Business Park expansion area;*
  - v) regard to the Provincial Policy Statement in relation to such matters as the 20 year demand for employment lands in the Highway 401 Corridor, the taking of prime agricultural lands out of production, compliance with the Minimum Distance Separation requirements (MDS I and MDS II), impact on the natural environment, etc.*
  - vi) the application for an Official Plan Amendment to redesignate the subject lands to Business Park is supported by a plan of subdivision showing how the lands will be comprehensively developed.*
- p) The Municipality shall monitor on an annual basis the need to replenish through additional land designation the supply of vacant designated Business Park and industrial lands in the Highway 401 Corridor in order to maintain a 20 year supply in the corridor.*

**3.5.2.18.3** *The Business Park objectives and policies in this Plan shall be implemented by means of plans of subdivision and associated subdivision agreements, zoning by-law amendments and site plans and associated site plan agreements.*

**3.5.2.18.4** *The following policies shall apply to the lands within the Future Development Area overlay designation:*

- a) *A Future Development Area overlay designation has been applied to the lands located immediately west of the initial phase of the Bloomfield Road Business Park and on the northwest quadrant of the Highway 401/Bloomfield Road interchange. Those lands are considered to be appropriate for inclusion in the subsequent phase(s) of development of the Business Park based on satisfying the criteria for expansion of the business park contained in policy 3.5.2.16.2 o) of this Official Plan.*
- b) *Until the lands within the Future Development Area overlay designation are redesignated to Business Park on Schedule "A" through a formal Amendment to this Official Plan, the underlying Agricultural Area designation and associated policies shall apply to the subject lands.*

### **3.6 RURAL INDUSTRIAL POLICIES**

There are a number of rural industrial clusters located in the rural area of Chatham-Kent. While these industries are non-agricultural in nature, they do contribute to the Municipality's economic base. The intention of this Official Plan is to recognize those existing rural industrial uses/areas while at the same time directing new non-agricultural industrial opportunities to existing industrial areas in the Urban Centres.

*It shall be the objective of Chatham-Kent to:*

- 3.6.1.1 *Recognize existing rural industrial uses/areas that contribute the economic base of the Municipality.*
- 3.6.1.2 *Encourage new industrial opportunities that are not related to agriculture to the existing industrial areas in the Urban Centres and Hamlets.*

*It shall be the policy of Chatham-Kent that:*

- 3.6.2.1 *Rural Industrial Areas shall be designated on Schedule A - Land Use Plan, to this Official Plan.*
- 3.6.2.2 *Lands within the Rural Industrial designation are intended for dry industrial development including light manufacturing industries and service related industrial firms.*
- 3.6.2.3 *The predominant use of land within the Rural Industrial designation shall be for dry industries based on private water supply and/or sewage disposal services. Permitted uses include light manufacturing, assembly, processing, fabrication, warehousing and storage of goods and materials. Also included in this category are building contractors' yards, lumber yards, printing establishments, transport terminals, and automotive uses such as service stations, gas bars and repair garages.*

- 3.6.2.4 *This designation includes compatible institutional uses, ancillary commercial or other uses that are accessory to industrial operations or deemed suitable in an industrial area such as offices, restaurants and residences for caretakers or essential workers required for an industrial use on the same site. Except for dwellings for essential workers as set out above, this designation excludes new dwellings.*
- 3.6.2.5 *Certain lands within the Rural Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Rural Industrial as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 3.6.2.6 *Certain lands within the Rural Industrial Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*
- 3.6.2.7 *Unless connected to the municipal piped water system, only non-effluent producing dry industries, which require water primarily for the use of on-site employees, shall be permitted within Rural Industrial Areas.*
- 3.6.2.8 *It is intended that industries which require significant amounts of water as a component of their industrial process be encouraged to locate in nearby Urban Centres where adequate municipal piped services are available.*
- 3.6.2.9 *Rural Industrial sites shall be developed to minimize potential conflicts with surrounding land uses. Circulation shall be designed to minimize penetration of industrial traffic into or through residential areas. Industrial development located near residential uses shall be limited to light manufacturing activity and*

*service related industries, with higher performance standards, to minimize incompatibility with residential uses. Rural Industrial uses should have direct access to an arterial or collector road and should be sited in such a manner as to facilitate easy vehicle access.*

- 3.6.2.10 *No uses shall be permitted which, from the nature of the processes or materials used, is declared by the Municipality to be noxious under the Health Protection and Promotion Act as amended.*
- 3.6.2.11 *Permitted Rural Industrial uses shall minimize smoke emissions, noise, odours or other forms of pollution. The appropriate standards and requirements of the Ministry of the Environment shall be the minimum acceptable standard.*
- 3.6.2.12 *Sufficient off-street parking shall be provided to accommodate employees, visitors and customers. Access points to parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.*
- 3.6.2.13 *Off-street loading facilities shall be provided to minimize traffic congestion in Rural Industrial Areas.*
- 3.6.2.14 *Adequate land area shall be preserved to permit a buffer strip between Rural Industrial Areas and any adjacent residential uses/areas. The buffer strip should consist of plantings, solid fences, a landscaped berm or any combination of these.*
- 3.6.2.15 *Outdoor storage shall be confined to areas removed from residential uses. In all cases, where outdoor storage is permitted, it shall be screened from public view by plantings, fences, buildings or landscaped berms, and should wherever possible be located in the rear yard.*
- 3.6.2.16 *Proposals to either establish new Rural Industrial Areas or expand existing Rural Industrial Areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) *there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) *the existing designated industrial areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) *there is no reasonable alternative locations for the proposed land use taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing and other municipal services; and*
  - d) *the impacts from the proposed land use on adjacent lands can be mitigated.*

- 3.6.2.17 *Rural Industrial development shall be serviced by a private water supply and/or sewage disposal system. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 3.6.2.18 *Rural Industrial development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 3.6.2.19 *The individual land uses within Rural Industrial Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent. The provisions in the Zoning By-law shall include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements.*
- 3.6.2.20 *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Rural Industrial Area.*
- 3.6.2.21 *The Rural Industrial Area designation shall be subject to site plan control.*

### 3.7 COMMERCIAL POLICIES

A Retail Commercial Systems Study was undertaken to project Chatham-Kent's future retail space requirements and the identify the most appropriate blend of commercial activities to best satisfy community needs and complement existing commercial operations. The study focused on the Chatham Urban Centre based on the assumption that the majority of the projected growth in Chatham-Kent over the next twenty years will occur in Chatham.

An analysis of commercial space in the Chatham Urban Centre found the following:

- Chatham (2003) has approximately 2.73 million square feet of retail commercial space distributed as follows:

| <u>Type of Space</u>   | <u>Amount</u>     | <u>% of Total</u> |
|--|-------------------|-------------------|
| Supermarket & Specialty Food   | 286,800 sq. ft.   | 10.5%             |
| Department Store & Specialty DSTM  | 975,300 sq. ft.   | 35.7%             |
| Home/Auto Supply & Tires/<br>Batteries/Accessories                             | 102,200 sq. ft.   | 3.7%              |
| Home Improvement Related Merchandise   | 40,00 sq. ft.     | 1.5 %             |
| Restaurants, Bank/Trust, Liquor/Beer/Wine<br>Personal Services, Other Services | 1,010,300 sq. ft. | 37.0%             |

|                   |                       |             |
|-------------------|-----------------------|-------------|
| Vacancy           | 233,700 sq. ft.       | 8.6%        |
| Other Retail      | 26,500 sq. ft.        | 1.0%        |
| Second Hand Goods | <u>53,900 sq. ft.</u> | <u>2.0%</u> |
| Total             | 2,728,800 sq. ft.     | 100%        |

The Retail Commercial Systems Study concluded the following:

- The short to medium term residual demand (5 to 10 years) for commercial space is more influenced by reducing the number of Chatham residents going to Windsor/London to shop and increasing the number of Chatham-Kent residents coming to Chatham to shop rather than by population growth.
- The vacant commercial designated lands available for development in Chatham are more than two times the amount required based on residual demand for commercial space in the Municipality.
- The amount of Specialty Department Store Type Merchandise/Non Department Store portion of DSTM (general merchandise, drugs/cosmetics, apparel & accessories, hardware & home furnishings, durables, semi-durables) in approved or proposed commercial developments would exceed the Specialty DSTM residual demand in the short to medium term.
- Additional commercial designated lands are not required in Chatham-Kent unless development proponents can present compelling reasons why prospective retail tenants will not locate on existing designated lands.
- A large scale home improvement centre is warranted due to the high levels of Home Improvement Related Merchandise expenditures flowing out of Chatham-Kent to London, Windsor and Sarnia.
- There are two options for locating anchor stores in Chatham:
  - distributing the retail opportunities across the Chatham Urban Centre to prevent any one commercial node from becoming so dominant that other existing nodes are unable to compete effectively; or
  - concentrating retail opportunities in a single node that would create synergies through a comprehensive array of new format stores.
- The commercial policy review should determine the preferred option.
- New retail commercial uses are needed in Chatham-Kent to stem the outflow of shopping dollars to commercial areas in Windsor and London.

- Not all commercial designated lands in Chatham can proceed in the medium to long term and lands seeking new commercial designations are competing with lands that are already approved for commercial development.
- The London and Windsor markets will continue to attract shopping dollars from Chatham-Kent even as the local area achieves the threshold population levels necessary to support the location of certain new format box stores in the community.
- Development of a retail structure that reduces the outflow of shopping dollars from Chatham-Kent should be a key objective of the commercial policy review.

The Retail Commercial Systems Study recommended the following:

- A distributed retail commercial structure rather than a concentrated structure with one dominant retail commercial node should be the working premise behind the review of the planning options for locating anchor stores.
- Urban areas on full municipal services should be the preferred location for commercial development/redevelopment rather than unserved greenfield areas.
- The cap on District Commercial centres should be increased consistent with current retail trends.
- No new commercial designations should be approved until the commercial policy review is completed.

The commercial policy review will be undertaken following Council adoption of the Retail Commercial Systems Study. Commercial policies will be added in the next draft of this Official Plan.

### **3.8 HIGHWAY COMMERCIAL POLICIES**

Highway commercial uses are located along major arterial roads within the Urban Centres and along highways in the rural areas of Chatham-Kent. These uses cater to and need to be highly visible to the travelling public and include uses such as service stations, gas bars, vehicle wash facilities, restaurants, hotels, motels, vehicle repair facilities and truck stops. These uses contribute to the economic base of the community. The intention of this Official Plan is to recognize these uses and manage their location along major roads and highways.

*It shall be the objective of Chatham-Kent to:*

- 3.8.1.1**      *Encourage and accommodate highway commercial activities that contribute to the economic base in the Municipality.*



*It shall be the policy of Chatham-Kent that:*

- 3.8.2.1 *The major arterial roads and highways within both the Urban Centres and the rural area of the Municipality shall be the focal points for Highway Commercial development.*
- 3.8.2.2 *More detailed Secondary Plans have been prepared for the Urban Centres and Hamlets designated on Schedule "A" in Part 1 of this Official Plan. Those secondary plans are located in Part 2 of this Plan. Lands planned for Highway Commercial development within those designated Urban Centres and Hamlets shall be appropriately designated on the Land Use Plan schedule for the applicable secondary plan. Those land use plans shall be read in conjunction with their respective Secondary Plan policies.*
- 3.8.2.3 *Highway Commercial Areas located outside of the growth centres shall be designated on Schedule A - Land Use Plan to this Official Plan.*
- 3.8.2.4 *The Highway Commercial Area designation means that predominant use shall be for uses that cater to the travelling public. Permitted uses shall include service shops, automobile service stations, gas bars, vehicle washing establishments, automobile sales, repair garages, truck stops, sit-down and drive-in/takeout restaurants, convenience stores, hotels, motels, clubs or halls, places of amusement, auction barns and farm implement sales and service uses, marine sales and service uses, recreational vehicle and trailer sales and service uses, building supply outlets, garden nursery sales outlets and institutional uses. Residential uses are permitted provided that they are necessary and incidental to a permitted commercial use.*
- 3.8.2.5 *Certain lands within the Highway Commercial Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Highway Commercial as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 3.8.2.6 *Certain lands within the Highway Commercial Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural*

*heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

- 3.8.2.7 Highway Commercial uses should have direct access to an arterial or collector road and should be sited in such a manner as to facilitate easy vehicle access.*
- 3.8.2.8 Adequate off-street parking facilities shall be provided and the access points to such parking facilities shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic.*
- 3.8.2.9 Highway Commercial uses located adjacent to residential land uses shall provide adequate buffering such as fencing, planting of trees and shrubs. Lighting shall be directed away from existing residential uses.*
- 3.8.2.10 Proposals to either establish new Highway Commercial Areas or expand existing Highway Commercial Areas shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) the existing designated highway commercial areas do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
  - c) there is no reasonable alternative locations for the proposed land use taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing and other municipal services; and*
  - d) the impacts from the proposed land use on adjacent lands can be mitigated*
- 3.8.2.11 The development of new Highway Commercial areas shall comply with the Minimum Distance Separation requirements of the Provincial Policy Statement.*
- 3.8.2.12 Highway Commercial uses shall be encouraged to group together along major highways in a planned development, rather than forming a continuous strip development which is hazardous to vehicular traffic.*
- 3.8.2.13 Highway Commercial development shall be serviced by a private water supply and/or sewage disposal system. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal. That document*

*shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*

- 3.8.2.14** *Highway Commercial development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 3.8.2.15** *The individual land uses within Highway Commercial Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent. The provisions in the Zoning By-law shall include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements.*
- 3.8.2.16** *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Highway Commercial Area.*
- 3.8.2.17** *The Highway Commercial Area designation shall be subject to site plan control.*

### **3.9 AGRICULTURAL AREA POLICIES**

Traditional as well as value added agriculture and associated activities make an important contribution to the economy of Chatham-Kent and they dominate the rural landscape of the municipality. Of about 600,000 acres found in the former townships, over 550,000 acres are under cultivation; that number has remained steady since 1971. Virtually all of this acreage is considered to be prime agricultural land. By comparison, in Ontario as a whole, the area of land under cultivation has been reduced by about 15% over the same period.

The average farm size in Chatham-Kent has grown steadily, from 149 acres to 235 acres, approximately double the rate of growth in Ontario. The principal product is crops (oilseed and grain, vegetables, other crops), which continues to grow as the dominant product in Chatham-Kent, representing 85% of the farm types. While the livestock industry has shown a general decline, hog production which forms a significant part of the Ontario market is on the rise. Livestock operations are located principally in the eastern half of Chatham-Kent. The Nutrient Management Study confirmed that there is sufficient land and groundwater, on a regional scale, to support continued livestock industry growth.

The number of individually owned farm operations has decreased by over half, but the family farm type of operation still dominates (over 98%) through partnerships, joint ventures and family corporations. Reflecting the decrease in farm operations is the steady decline in rural population, and in particular, rural farm population. This phenomenon is raising concerns as to the loss of social and physical infrastructure, e.g. schools, important quality of life issues for the rural community.

Most of the land in the rural area of Chatham-Kent is prime agricultural land and the Provincial Policy Statements require that these lands be protected for agricultural uses unless appropriate justification is provided for alternative uses. In Chatham-Kent prime agricultural lands surround all of the growth centres including the Urban Centres and

Hamlets. Any expansions to the boundaries of the growth centres onto adjacent prime agricultural lands to accommodate urban development will require planning justification under the Provincial Policy Statements to address need for the proposed uses and availability of lower capability lands.

The Economic Opportunity Study concluded that in the agri-food sector, the major opportunity is in food production rather than food processing. Opportunities in food production exist in the areas of biotechnology and greenhouseing. The Study recommended that to enhance the food sector, Chatham-Kent:

- create and enhance partnerships with existing research and knowledge based groups in the area including the University of Guelph through Ridgetown College;
- capitalize on the Municipality's position as a dominant tomato producing region including exploring the concept of a "Centre of Excellence";
- look to develop new export markets in product areas that offer high growth potential for products such as tomatoes and cucumbers (United States), floriculture (United States), pork (Asia, United States), etc.
- be a conduit of information linking local growers, processors and exporters with government programs and agencies; and
- link local proposals based on solid business plans with investors in the community.

The Agricultural Economic Impact and Development Study concurred that the greenhouse industry generates significant economic activity and employment for Chatham-Kent/Essex and that the region has a comparative advantage in greenhouse production due to favourable climate, proximity to markets and access to gas and water. The Study identified the following priorities for farm operators:

- Having access to good infrastructure services i.e. roads, water, gas, utilities, etc. to facilitate continued expansion of the greenhouse industry in Chatham-Kent.
- Having access to professionals with expertise in the development of new products and markets to assist farmers in recognizing and capitalizing upon market opportunities.
- Having access to well trained skilled workers which will enhance the region's comparative advantage.
- Having access to municipal government to convey the concerns of agricultural producers regarding the impacts of development encroachment on agricultural lands.
- Having access to specialized training on human resource management practices.

The Greenhouse Development Feasibility Study found that there are no constraints in Chatham-Kent to preclude the expansion of greenhouse farming. The Study concluded that the weather is favourable, the needed infrastructure services are either available or can be provided and the impact on the local economy is significant. It estimated that the economic multiplier spending associated with greenhouse farming is at a factor of 5-6 times the operating cost of a greenhouse facility. The Study found that the most important considerations for establishing locations for greenhouse farms are:

- a good and reliable source of water;
- an adequate supply of natural gas; and
- access to three phase electrical power.

The Study concluded that the variables associated with greenhouse farming are too great to identify locations in advance. Each potential site should be evaluated based on its ability to provide water supply, natural gas and three phase electrical power. Once the adequacy of utilities has been confirmed then other locational criteria such as road access, proximity to market, size of the proposed parcel and price of land should be considered. Environmental issues associated with greenhouses include the disposal of waste i.e. plastic from plastic greenhouses, disposal of vines, noise, fertilized water, etc. The major social issues associated with greenhouses revolve around the use of migrant workers to work the farms i.e. the housing of a large number of workers on-farm and the need for supporting social and community services.

The intention of this Official Plan is to make provision for the long-term protection of the agricultural industry in Chatham-Kent. Agriculture is a cornerstone of Chatham-Kent's economy. The policies affirm that agriculture is a predominant activity in the Municipality.

*It shall be the objective of Chatham-Kent to:*

- 3.9.1.1 *Support a healthy and viable agricultural industry as a cornerstone of the Municipality's economy.*
- 3.9.1.2 *Ensure that non-agricultural uses that may result in conflicts with agriculture are directed to growth centres and less productive farming areas.*

*It shall be the policy of Chatham-Kent that:*

- 3.9.2.1 *Agricultural Areas shall also be designated on Schedule A - Land Use Plan, to this Official Plan.*
- 3.9.2.2 *The Agricultural Area designation means that the primary use shall be agriculture, farm-related industrial and commercial uses and accessory uses.*

3.9.2.3 *Main permitted uses in Agricultural Areas shall include agricultural and agriculturally related uses, sustainable forestry uses, conservation, home based businesses, retail stands for the sale of agricultural products produced on the same farm unit, bed and breakfast establishments, farm related commercial and industrial uses and compatible institutional uses.*

3.9.2.4 *Greenhouse farms shall be permitted in the Agricultural Area. The location of the Greenhouse use shall be zoned in the implementing Zoning By-Law. In establishing locations for greenhouse farms, the following criteria shall be applied:*

- a) the proposed site has a sustainable supply of water to accommodate the Greenhouse use;*
- b) the proposed site has an adequate supply of natural gas to accommodate the Greenhouse use;*
- c) the proposed site has access to three phase power;*
- d) the proposed site has adequate road access;*
- e) the proposed site is adequately sized to accommodate the Greenhouse use, site services such as storm water management ponds and sewage disposal systems, as well as accessory uses; and*
- f) temporary residential units for farm help are grouped with the existing farm buildings.*

3.9.2.5 *The recycling of irrigated water supply by Greenhouse farms shall be required in order to reduce primary water use.*

3.9.2.6 *Commercial and industrial development directly related to, and supportive of, agricultural operations, including feed mills, farm implement dealers, grain drying, abattoirs, kennels, stables and veterinary clinics may be permitted providing the following policies are considered:*

- a) the commercial or industrial operation cannot reasonably be located in a designated growth centre and must be located in proximity to farming activities;*
- b) such uses shall be located to conform with the Minimum Distance Separation Formula;*
- c) an amendment to the Zoning By-law is approved;*
- d) the commercial or industrial use shall not require large volumes of water nor generate large volumes of effluent and shall be serviced with appropriate water supply and sewage treatment facilities;*

- e) *commercial and industrial uses shall be located and designed to minimize potential adverse impacts including noise, visual, odours, air emissions, etc. upon adjacent residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout; and*
- f) *the location of commercial and industrial uses must provide for a minimum sight distances from the access points in either direction along a municipal road.*

3.9.2.7 *Small-scale home based businesses will be allowed in Agricultural Areas as a means of supplementing farm incomes and providing services in agricultural areas. Home based businesses may include:*

- a) *sales outlets for agricultural products produced on the farm;*
- b) *small home occupations conducted from the main residence and normally limited to the occupants of the property;*
- c) *bed and breakfast establishments; and*
- d) *farm vacation enterprises.*

3.9.2.8 *Home industry uses, which are conducted in whole or in part in an accessory building (shed or farm building) by a member of the family owning the property and up to three non-family members, shall also be permitted. In order to ensure that the scale of the home industry is clearly accessory to the residential or farm use, on lots less than 1.0 ha in size, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Outside storage associated with a home industry shall be limited in scale and be screened from view from surrounding roads.*

3.9.2.9 *Development not related to agriculture shall be encouraged to locate in designated growth centres.*

3.9.2.10 *Development shall proceed in conformity with the provincial Minimum Distance Separation (MDS I) Formula.*

3.9.2.11 *All new barns and the expansion of existing barns shall comply with the MDS II Formulae.*

3.9.2.12 *Proposals for non-agricultural related development in the Agricultural Area shall require an Amendment to this Plan. The proposed development must not:*

- a) *detract or adversely affect present and/or future agricultural operations;*
- b) *interfere with the viability of farm units; or*
- c) *detract from the character of the agricultural community.*

3.9.2.13 *The Amendment to the Official Plan shall address:*

- a) *the need for additional land to be designated to accommodate the proposed use;*
- b) *reasonable alternative locations that avoid agricultural areas; and*
- c) *reasonable alternative locations with lower priority agricultural lands.*

3.9.2.14 *Certain lands within the Agricultural Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. These lands may continue to be used for agriculture. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

3.9.2.15 *Certain lands within the Agricultural Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. These lands may continue to be used for agriculture. However, a development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

3.9.2.16 *Proposed development in the Agricultural Area shall be serviced with an adequate water supply and sewage disposal system. Development proposals shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of water supply and sanitary sewage disposal. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*

3.9.2.17 *Proposed development in the Agricultural Area shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*



- 3.9.2.18 *In the Agricultural Areas, mineral aggregate extraction is a permitted use in accordance with Section 3.10 of this Official Plan.*
- 3.9.2.19 *The individual land uses within Agricultural Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent. The provisions in the Zoning By-law shall include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements for commercial and industrial uses.*
- 3.9.2.20 *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the Agricultural Area.*
- 3.9.2.21 *The following consent policies shall apply to the lands designated Agricultural Areas in Chatham-Kent:*
- 3.9.2.21.1 *This section applies to all lands designated for agricultural purposes in the former communities of Romney, Tilbury East, Raleigh, Harwich, Howard, Zone, Camden, Chatham (Township) and Dover.*
- 3.9.2.21.2 *This section also applies to lands zoned for agricultural purposes in the former community of Orford.*
- 3.9.2.21.3 *The policies of this section supersede all agricultural consent policies contained in the official plans of the above-noted former municipalities, with the following exceptions:*
- a) *An exception shall apply to vacant lands lying between Highway 3 and Lake Erie and east of the development of Port Alma in the former Township of Tilbury East. A dwelling may be permitted on a lot in an Agricultural Area designation provided that all of the following conditions can be satisfied:*
    - i) *the property shall generally meet the following minimum frontage requirements:*
      - *in the case of Lots 1 to 30, inclusive, Registered Plan 396, the minimum frontage shall be 30.5 metres;*
      - *in the case of Lots 31 to 33, inclusive, Registered Plan 396, the minimum frontage shall be 45.5 metres;*
      - *in the case of Lots 34 to 85, inclusive, Registered Plan 396, the minimum frontage shall be 60.9 metres; and*
      - *in the case of the lands lying to the east of Registered Plan 396, the minimum frontage shall be 60.9 metres.*

- ii) *a vehicular access is available or permission can be obtained from the Ministry of Transportation;*
  - iii) *the Lower Thames Valley Conservation Authority has advised that there is no infringement of the 100 year erosion limit;*
  - iv) *the required setback from Highway 3 established by the Ministry of Transportation can be complied with;*
  - v) *the necessary permits are available or can be obtained from the Ministry of the Environment regarding sewage disposal and potable water supply;*
  - vi) *any other applicable provision of the Zoning By-law can be complied with; and*
  - vii) *the lot is in compliance with the Minimum Distance Separation requirements.*
- b) *An exception shall apply to vacant lands lying between County Road No. 36 and the Thames River, in the former Township of Tilbury East, and bounded by the former Township of Raleigh to the east and 122 metres east of the westerly limit of Part Lot 5, Concession II and to the area identified as the Jeannette's Creek Community boundary. A dwelling may be permitted on a lot in an Agricultural Area designation provided that all of the following conditions can be satisfied:*
- i) *the property shall generally have a minimum frontage of 60.0 metres; existing lots with less frontage may be considered building lots if appropriate approvals can be obtained from the Municipality with respect to sewage disposal and potable water supply;*
  - ii) *a vehicular access is available or permission can be obtained from the Ministry of Transportation;*
  - iii) *where applicable, the regulations of the Zoning By-law with respect to flood proofing and setbacks from the existing dyke can be met;*
  - iv) *the required setback from County Road 36 established by the Municipality and where applicable, the required setback from the Canadian National railway right-of-way can be complied with;*
  - v) *any other applicable provision of the Zoning By-law can be complied with;*
  - vi) *the lot is in compliance with the Minimum Distance Separation requirements; and*

vii) *the minimum lot area for all new lots shall be 0.5 hectares in size.*

c) *Policy V.A. 13 (Special Policy Area #1) contained in the Official Plan for the former Township of Harwich shall continue to apply.*

**3.9.2.21.4** *Consent applications shall be evaluated based on the following principles:*

a) *In prime agricultural areas as described by the Provincial Policy Statement, the long-term interests of agriculture - both the preservation of farmland and the enhancement of farming operations - should dominate.*

b) *Consent approvals should act to reduce constraints on the expansion capability of existing livestock operations, and in no case exacerbate these constraints.*

c) *Approvals for agricultural consent applications should:*

i) *facilitate financial and estate planning;*

ii) *facilitate farm consolidations;*

iii) *conform with the Provincial Policy Statement;*

iv) *avoid or minimize the loss of farmland;*

d) *Approvals for consent policies should not:*

i) *result in farm parcels which are difficult or inefficient to farm;*

ii) *result in land use incompatibility.*

**3.9.2.21.5** *A consent to sever may be granted:*

a) *to divide a lot subject to the following conditions:*

i) *the minimum area of both the retained and severed lot size shall be 50 acres (20 hectares). Smaller sizes will be considered where:*

- *it can be demonstrated that the subject parcel can be a viable economic enterprise;*
- *the size of the parcel to be severed and the parcel to be retained is appropriate for the type of agricultural purposes for each parcel;*

- *the size of the parcel to be severed and the parcel to be retained is appropriate for the type of agriculture for the area in which the parcels are located;*
  - *the size of the parcel to be severed and the parcel to be retained is common for the area in which the parcels are located.*
- ii) *when either the proposed severed or retained lot does not contain an existing dwelling, and the subject lot is within 500 metres of an existing livestock facility, the consent must be implemented by a zoning by-law requiring any new dwelling construction to meet the Minimum Distance Separation I Formula including the MDS Guidelines.*
- b) *where a previous or current farm acquisition has rendered a habitable farm dwelling surplus to the needs of a farm operation, subject to the following conditions:*
- i) *the farm parcel shall be zoned so as to prohibit the construction of any additional dwellings;*
  - ii) *the non-farm parcel shall be zoned to recognize the non-farm residential use;*
  - iii) *any livestock facilities to remain on the severed or retained parcel shall be made unsuitable for further livestock operations if the MDS I provisions cannot be met;*
  - iv) *the implementing zoning by-law shall not impose a setback on nearby expanding livestock operations greater than that required by the application of Minimum Distance Separation II Formula including the MDS Guidelines.*
- c) *where one of two or more existing farm residences found on the same lot was constructed prior to 1978 and is now surplus to the farm operation, provided the retained dwelling was constructed prior to January 1, 2001, and subject to the conditions found in 3.9.2.21.5 b).*
- d) *for a full-time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994, and has owned and operated the farm operation for a substantial number of years, subject to the following conditions:*
- i) *the farm retirement lot must contain an existing habitable dwelling. A consent to create a vacant lot for retirement purposes will not be permitted;*
  - ii) *the requirements of 3.9.2.21.5 b) shall apply.*

- e) *for agricultural-related uses, which means those farm-related commercial and farm-related industrial uses that are small scale, directly related to the farm operation and required in close proximity to the farm operation.*
- f) *for the enlargement of an existing lot subject to the following conditions:*
  - i) *the viability of the retained lot as a farm parcel is not threatened;*
  - ii) *need must be demonstrated where the proposed enlargement is for a non-farm use;*
  - iii) *the proposed severance must merge with the lot being enlarged in accordance with Sections 50(3) and (5) of the Planning Act.*
- g) *for minor boundary adjustments or corrections and easements, and in accordance with Sections 50(3) and (5) of the Planning Act.*

**3.9.2.21.5** *A consent may be granted for only these purposes set out in Section 3.9.2.21.5. For greater clarity, consents will not be granted for family members and the various special circumstance policies found in the former community plans, unless otherwise noted in policies 3.9.2.21.3.*

### **3.10 RECREATIONAL AREA POLICIES**

The Municipality of Chatham-Kent encompasses a diverse range of parks, natural areas, and recreation facilities, enhanced by an extensive shoreline on Lake Erie and Lake St. Clair. In addition to a range of municipal parks, the open space system includes a number of special recreation areas that make Chatham-Kent unique, and attractive to both residents and visitors.

There is a rich system of natural environment areas represented by the lacustrine marshes of Lake St. Clair, the beaches of Lake Erie, and the Thames and Sydenham River systems. Two provincial parks and several conservation areas protect the Municipality's most significant natural features and offer recreational opportunities. Of significance are the 11,500 ha of wetlands along Lake St. Clair including the St. Clair National Wilderness Area, a globally important bird area.

With extensive frontage on both Lake St. Clair and Lake Erie, and temperate summers, Chatham-Kent is well positioned to offer water-based tourism and recreation activities. The Municipality owns and operates beaches at Mitchells Bay on Lake St. Clair, and at Clearville Park, Getty's Beach (Wheatley), Laverne Kelly Memorial Park (Erieau), and Terrace Beach Park (Morpeth). Public docks are operated in Chatham, Mitchells Bay, Erieau, Shrewsbury and Wallaceburg.

Chatham-Kent's central location along the Highway 401 Corridor between Toronto and Detroit makes the region very accessible by automobile. According to the Economic Opportunity Study it's current market draw is much stronger from the United States market to the west than the Greater Toronto Area to the east. There is a population of near 15 million people within a two hour drive of Chatham-Kent. The largest tourism groups for southwestern Ontario are the pleasure visitors from the United States followed by people from other parts of Ontario and Canada visiting friends and relatives. Almost 90% of American visitors and 60% of the Canadian visitors to southwestern Ontario are day visitors.

The Economic Opportunity Study concluded that:

- Highway 401 and the United States border crossings are key to servicing Chatham-Kent's tourism base.
- The current array of tourism products cater to a budget to middle income market.
- The region's current draw is heavily oriented to Michigan and the Great Lake States, intra-regional travel visitation and persons visiting friends and relatives.
- One of Chatham-Kent's major strengths is as an affordable family destination. It has attractions that cater to a variety of age groups in combination with a good inventory of camp sites, beaches, Provincial Parks and low cost accommodations.
- Black Heritage and the War of 1812 represent niche cultural themes with potential for expansion.
- Water based tourism including beaches, marinas and fishing is well established.
- Recreational vehicle camping is a growing market.

The Economic Opportunity Study recommended the following immediate actions:

- Undertake more research on local tourism to identify in more detail tourism markets, motivations and supply.
- Undertake local ambassador program to encourage residents to direct their guests to local accommodations.
- Encourage spending in tourism promotion in the following areas:
  - Black Heritage attractions;
  - budget conscious family market in the Great Lakes States;
  - Southern Ontario and Great Lakes States tour bus market;
  - Outdoor sportsman's market; and
  - Recreational vehicle camping market.

The intention of this Official Plan is to support the development and further strengthening of the tourism recreation plant in Chatham-Kent.

*It shall be the objective of Chatham-Kent to:*

- 3.10.1.1 Protect and encourage economic activities that contribute to the further development and strengthening of the tourism/recreation plant in the Municipality.*
- 3.10.1.2 Support the support the upgrading of existing tourist facilities and the establishment of new attractions, facilities and services to better serve existing tourist demand as well as emerging demand.*

*It shall be the policy of Chatham-Kent that:*

- 3.10.2.1 Lake St. Clair, Lake Erie and the Thames and Sydenham River systems shall be the focal points for outdoor tourism/recreational activity in Chatham-Kent. The Urban Centres and Hamlets shall be the focus of urban based tourism/recreation activity in the Municipality. Certain tourist activities shall also be permitted in Rural Settlement Areas and Agricultural Areas in accordance with the policies in this Official Plan.*
- 3.10.2.2 More detailed Secondary Plans have been prepared for the Urban Centres and Hamlets designated on Schedule "A" in Part 1 of this Official Plan. Those secondary plans are located in Part 2 of this Plan. Lands planned for tourism/recreational development within those designated Urban Centres and Hamlets shall be appropriately designated on the Land Use Plan schedule for the applicable secondary plan. Those plans shall be read in conjunction with their respective Secondary Plan policies.*
- 3.10.2.3 Recreational Areas located outside of the growth centres shall be designated on Schedule A - Land Use Plan to this Official Plan.*
- 3.10.2.4 The Recreational Area designation means that the main permitted uses shall include tourist establishments, resorts and other accommodation uses, marinas, residential uses associated with waterfront resort/ marina/ recreation uses, campgrounds, fishing camps, active and passive recreational uses such as golf courses and amusement parks, indoor and outdoor recreational facilities, cultural heritage and other similar tourism recreational uses and compatible institutional uses.*
- 3.10.2.5 Ancillary commercial uses such as convenience and retail commercial uses, restaurants and other eating establishments shall also be permitted.*
- 3.10.2.6 Certain lands within the Recreational Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use*

*Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Recreational as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

**3.10.2.7** *Certain lands within the Recreational Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

**3.10.2.8** *A single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.*

**3.10.2.9** *Proposals to either establish a new Recreational Area designation or expand an existing Recreational Area designation shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*

- a) there is a demonstrated need for the proposed land use based on municipal growth projections;*
- b) the existing designated Recreational Areas in the area do not have sufficient and/or appropriate land supply to accommodate the proposed land use;*
- c) there is no reasonable alternative locations for the proposed land use taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing and other municipal services;*
- d) the impacts from the proposed land use on adjacent lands can be mitigated; and*



e) *impacts on the natural environment can be mitigated.*

3.10.2.10 *Development proposals in Recreational Areas shall address the following:*

a) *the physical suitability of the site to accommodate the proposed use;*

b) *impacts on the natural environment can be mitigated;*

c) *the provision of adequate setbacks, buffer planting and landscaped open space;*

d) *the design and location of off-street parking facilities and access points to provide for the adequate movement of vehicular traffic and minimize the danger to pedestrians;*

e) *the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses; and*

f) *the provision of adequate water supply and sewage disposal.*

3.10.2.11 *Development proposals in Recreational Areas that are based on private water supply and/or private sanitary sewage disposal shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and sanitary sewage disposal based on the proposed lot size. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*

3.10.2.12 *Highway Commercial development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*

3.10.2.13 *Development proposals for golf courses shall also address the following:*

a) *the impacts of the golf course on groundwater and surface water sources shall be minimized;*

b) *all Provincially significant wetlands are retained without loss to functions and reasonable attempts are made to retain and protect other significant natural features;*

c) *ponds, reservoirs, streams, wetlands and fish habitat are protected through sound stormwater management practices, sound fertilizer and pesticide management practices, sound irrigation practices, erosion control, setbacks and vegetative buffers whenever required;*

d) *nearby agricultural operations shall be protected through appropriate setbacks, golf course design and buffering; and*

- e) *wherever practical, the more actively used areas of the golf course including the clubhouse and parking areas are setback and buffered from established residential areas.*

**3.10.2.14** *The development of new Recreational Areas shall comply with the Minimum Distance Separation requirements of the Provincial Policy Statement.*

**3.10.2.15** *An application for an Amendment to this Official Plan or the implementing Zoning By-law to permit the development of a Recreational Area use shall be supported by a site plan.*

**3.10.2.16** *The individual land uses within Recreational Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent. The provisions in the Zoning By-law shall include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements for the respective uses.*

**3.10.2.17** *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Recreational Area.*

### **3.11 SEASONAL COTTAGE POLICIES**

The extensive shoreline areas along Lake Erie and Lake St. Clair are attractive for seasonal cottaging by both residents and visitors to Chatham-Kent. Cottage development is a significant contributor to the local economy and the Municipality needs to plan for the service needs of these land uses. At the same time Chatham-Kent recognizes the importance of the waterfronts and waterbodies as a natural resource that must also be protected.

The intention of this Official Plan is to support environmentally sustainable cottaging in conjunction with the Lake Erie and Lake St. Clair shoreline areas.

*It shall be the objective of Chatham-Kent to:*

**3.11.1.1** *Recognize the significant contribution of cottage development to the local economy and to plan for the service needs of this type of development.*

**3.11.1.2** *Recognize the importance of Lake Erie and Lake St. Clair and their waterfronts as a natural resource and to ensure that they are used and developed in a sustainable manner that balances the needs of the environment and the local economy.*

*It shall be the policy of Chatham-Kent that:*

- 3.11.2.1 *Seasonal Cottage Areas shall be designated on Schedule A - Land Use Plan, to this Official Plan.*
- 3.11.2.2 *The Lake Erie and Lake St. Clair shoreline areas shall be the focal points for cottage development in Chatham-Kent.*
- 3.11.2.3 *The Seasonal Cottage Area designation means that the main permitted uses shall be seasonal cottages created by consent or plan of condominium, serviced by private water supply and private sewage disposal and accessed by private right-of-ways.*
- 3.11.2.4 *Certain lands within the Seasonal Cottage Area designation may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. The principle of land use on these lands is Seasonal Cottage as established by the base designation on Schedule A. However, a development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*
- 3.11.2.5 *Certain lands within the Seasonal Cottage Area designation may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*
- 3.11.2.6 *The Seasonal Cottage Area designation is primarily intended to recognize existing seasonal cottage areas and govern their development.*
- 3.11.2.7 *Within the Seasonal Cottage Area designation the conversion of seasonal cottages to permanent residences shall be discouraged.*

- 3.11.2.8 *Cottage development within the Seasonal Cottage Area designation shall be in the form of minor infilling, logical rounding out or minor expansions to cottage areas.*
- 3.11.2.9 *Development proposals in Seasonal Cottage Areas shall address the following:*
- a) *the physical suitability of the site to accommodate cottage lots;*
  - b) *the provision of adequate setbacks from the shoreline of any lake or watercourse in order to ensure adequate protection from changes in water level and flooding in consultation with the Conservation Authority, and to ensure maintenance of water quality and the protection of fish and wildlife habitats;*
  - c) *where possible cottage lots be developed in groupings in order to avoid ribbon development along the lake frontage and improve accessibility to the lake for a greater number of cottage users; and*
  - d) *the provision of adequate private water supply and private sewage disposal.*
- 3.11.2.10 *Development proposals in Seasonal Cottage Areas shall be supported by a Servicing Justification Study that demonstrates the site suitability for the proposed method of private water supply and sanitary sewage disposal based on the proposed lot size and soil type. That document shall be prepared to the satisfaction of Chatham-Kent and other approval agencies.*
- 3.11.2.11 *Highway Commercial development shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan.*
- 3.11.2.12 *Proposals to either establish a new Seasonal Cottage Area designation or expand an existing Seasonal Cottage Area designation shall require an Amendment to this Official Plan. A Planning Justification Report shall be required documenting the following:*
- a) *there is a demonstrated need for the proposed land use based on municipal growth projections;*
  - b) *the existing designated Seasonal Cottage Areas in the area do not have sufficient and/or appropriate land supply to accommodate the proposed cottage development;*
  - c) *there is no reasonable alternative locations for the proposed cottage development taking into account the impacts on agriculture, the natural environment, road and infrastructure servicing; and*
  - d) *the impacts from the proposed cottage development on adjacent lands can be mitigated.*

- 3.11.2.13 *The development of new Seasonal Cottage Areas shall comply with the Minimum Distance Separation requirements of the Provincial Policy Statement.*
- 3.11.2.14 *The Municipality shall not be required to upgrade the level of services being provided to Seasonal Cottage Areas including providing public road access. The Municipality shall neither assume private roads nor assume any liability for the lack of public road access.*
- 3.11.2.15 *A limited number of small scale commercial uses serving the residents of a Seasonal Cottage Area may be permitted subject to the following policies:*
- a) *Commercial uses shall be encouraged to locate in groups and where adequate access to a major public road is assured.*
  - b) *Commercial uses shall be sited as to minimize their effect on adjacent seasonal cottage uses.*
  - c) *The buildings containing commercial uses shall be designed and any lighting or signs arranged as to blend in with the character of the adjacent cottage uses.*
  - d) *The commercial uses shall have adequate private water supply and private sewage disposal.*
- 3.11.2.16 *The individual land uses within Seasonal Cottage Areas shall be separately zoned in the implementing Zoning By-law for Chatham-Kent.*
- 3.11.2.17 *Proposed development shall be implemented through site-specific amendments to the implementing Zoning By-law for the particular Seasonal Cottage Area.*

### **3.12 AGGREGATE RESOURCE POLICIES**

Aggregate resources are not abundant in Chatham-Kent. A small portion of the Bothwell Sand Plain exists within the northeast corner of the Municipality. This physiographic region represents the delta of the Thames River during the last glacial period. Surficial sand and gravel deposits dominate this region. However, the water table is shallow in this area and the thin sand and gravel deposit sits on top of the relatively low permeable clay of the St. Clair Sand Plain. This makes extraction of the aggregate difficult and requires de-watering. There are sand and gravel deposits around the Blenheim Moraine which runs from the Blenheim area to the Leamington area. These deposits are far less extensive than those of the Bothwell Sand Plain. There are no eskers or other glacial landforms present in Chatham-Kent which are traditionally good sources of aggregate.

The intention of this Official Plan is to protect higher potential aggregate resources from incompatible land uses.

*It shall be the objective of Chatham-Kent to:*

- 3.12.1.1 Protect higher potential aggregate resources from incompatible land uses to allow for future extraction.*
- 3.12.1.2 Balance competing priorities for the protection of aggregate resources for future extraction and the need to protect agricultural land, natural heritage resources and other sensitive land uses.*

*It shall be the policy of Chatham-Kent that:*

- 3.12.2.1 Areas of known deposits of aggregate resources shall be delineated on Schedule A - Land Use Plan, to this Official Plan.*
- 3.12.2.2 Approved pits and quarries shall be designated Extractive Industrial Area on Schedule A - Land Use Plan, to this Official Plan.*
- 3.12.2.3 Aggregate resources shall be recognized and managed as non-renewable resources and protected from incompatible land uses.*
- 3.12.2.4 In areas of significant aggregate resources, uses which do not preclude future resource extraction such as agriculture, forestry or conservation uses may be permitted in accordance with the underlying land use designation. All uses which would preclude resource extraction shall be discouraged until such time as the resource has been substantially depleted.*
- 3.12.2.5 Where supporting documentation is provided that demonstrates that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, the subject lands may be used for a land use other than agriculture provided such land use conforms with this Official Plan.*
- 3.12.2.6 The predominant use of land within the Extractive Industrial Area designation shall be sand, gravel and quarry operations.*
- 3.12.2.7 Aggregate extraction shall only be permitted in the Agricultural Area if site rehabilitation is carried out and substantially the same acreage and soil capability for agriculture will result after extraction and rehabilitation is complete except in the following instances:
  - a) where extraction occurs below the water table; and*
  - b) where the lands do not constitute Prime Agricultural Land.**
- 3.12.2.8 An Amendment to this Official Plan shall be required to permit a new extractive use, or to allow the expansion of an existing extractive use.*

3.12.2.9

*In considering applications to permit new pits and quarries or expansions to existing extractive uses, the Municipality shall be satisfied that the following are addressed:*

- a) *the impact on adjacent land uses and residents, including traffic, noise, dust, visual, etc;*
- b) *the impact on the natural environment, including groundwater, surface water and natural heritage features;*
- c) *the capabilities of the subject land for agriculture and other land uses;*
- d) *the impact on the road network;*
- e) *the impact on any existing or potential municipal water supply resource areas;*
- f) *the manner in which the operation will be carried out;*
- g) *the nature of rehabilitation work that is proposed; and*
- h) *any other matters deemed necessary by the Municipality.*

*The application shall be accompanied by a Site Plan(s) to be submitted to the Municipality and the Ministry of Natural Resources. The Site Plan(s) shall deal with those matters specified by the Province.*

3.12.2.10

*Lands proposed for Extractive Industrial may be adjacent to a provincially significant wetland area, as designated on Schedule A - Land Use Plan, to the Official Plan. Land within 120 metres of these wetlands are deemed to be adjacent lands. A development application that proposes to encroach within the 120 metre adjacent lands area, as delineated on Schedule E - Natural Heritage and Hazards, shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the impact of development upon the adjacent wetland. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the adjacent lands shall be zoned in the implementing Zoning By-law for the proposed development.*

3.12.2.11

*Lands proposed for Extractive Industrial may contain woodlots greater than 4 hectares, environmentally significant areas, regionally/locally significant wetlands and provincially significant Areas of Natural and Scientific Interest. These natural heritage features are identified in an overlay designation on Schedule E - Natural Heritage and Hazards. A development application that proposes to encroach within these natural heritage features shall require the preparation of an Environmental Impact Study in accordance with the policies in Section 4 of this Plan. The Study shall determine the extent of the encroachment permitted as well as other measures required to mitigate the*

*impact of development upon the adjacent feature. The Study shall be prepared to the satisfaction of Chatham-Kent and other approval agencies. The limit of encroachment permitted into the natural heritage feature shall be zoned in the implementing Zoning By-law for the proposed development.*

*3.12.2.12 All pit and quarry operations shall be licensed by the Ministry of Natural Resources and meet the requirements of Aggregate Resources Act.*

*3.12.2.13 All pit and quarry operations shall be subject to a program of progressive rehabilitation as specified in the Aggregate Resources Act, regulations under that Act and in the license for the property.*

*3.12.2.14 Extractive industries may refine and further process the raw materials extracted from the site in order to produce semi-finished or finished goods provided that the majority of the raw materials used in the final product comes from that site. Asphalt plants and concrete batching plants shall only be permitted within the Extractive Industrial Area designation provided the use is compatible with surrounding land uses and is recognized in the implementing Zoning By-law.*

*3.12.2.15 Only licensed pit and quarry operations shall be zoned for extraction in the implementing Zoning By-law. The area zoned should correspond precisely to the area licensed under the Aggregate Resources Act.*

*3.12.2.16 The Municipality shall discourage incompatible land uses in areas immediately surrounding Extractive Industrial Areas by carefully reviewing applications for consent, rezoning or other development proposals.*

*3.12.2.17 In order to preserve the scenic beauty and amenity of the area, extractive operations shall be screened from public view wherever possible. Screening may be provided by planting, fences and/or landscaped berms.*

*3.12.2.18 No pit or quarry shall be excavated so that its edge is at a point less than 30 metres from the limit of any road right-of-way, a residential land use at the time the license or permit were issued, or land zoned for residential use by a Zoning By-law when the license was issued, and 15 metres from any adjoining property line unless the adjoining property is also zoned for Extractive Industrial uses.*

*3.12.2.19 Wayside pits and quarries and temporary asphalt plants shall be permitted within the Agricultural Area or Extractive Industrial Area designations as shown on Schedule A without an Amendment to this Official Plan. Such wayside pits shall be opened on a temporary basis by a public road authority for the purpose of area road construction or associated road project.*

### **3.13 PETROLEUM RESOURCE POLICIES**

Chatham-Kent has a significant position with respect to the exploration, development and production of oil and natural gas in Ontario. Petroleum resources in the Municipality have been exploited since the early 1900s. The original gas field developed by Union



Gas Limited is in former Tilbury Township, and provided gas to the area surrounding Port Alma. The original natural gas plant in Ontario was operated by Union Gas in Port Alma until the mid 1980s, and was decommissioned in 1996.

The oil and gas industry in Ontario employs approximately 1,000 people, and contributes \$100 million dollars annually to the economy of Ontario. Chatham-Kent is the second largest producer of oil and gas in Ontario, with 2 of the top 3 largest producing pools located in the south end of the Municipality. Oil production is primarily located in former Romney Township, with significant production also recorded in former Dover Township. Major gas fields are found in former Dover, Tilbury and Chatham Townships.

Over the past ten years the oil fields in Chatham-Kent have produced over 1,007, 500 m<sup>3</sup> of crude oil. Based on an approximate average value of \$250/m<sup>3</sup>, the value of the oil produced in Chatham-Kent in the past ten years is approximately \$250,000,000, or \$25 million dollars per year.

The gas fields have produced over 408,700,000 m<sup>3</sup> of natural gas in the past ten years. Based on an approximate average value of \$ 0.13/m<sup>3</sup>, the value of the gas produced in Chatham-Kent over the past ten years is approximately \$53,000,000, or \$5.3 million dollars per year.

Lake Erie is home to a large natural gas industry, which produces 75% of Ontario's natural gas from wells completed within Lake Erie. Two of the six on-shore gas processing plants and compressor stations that service Lake Erie are located in Chatham-Kent, at Morpeth and Port Alma. The gas wells are serviced by vessels that operate out of the harbours at Erieau and Wheatley.

The by-products of the industry include brine (salty water) that is used throughout Chatham-Kent as a dust suppressant. The Ministry of the Environment has approved the use of oil field brine as a dust suppressant. More recently, a significant volume of oil field brine is being used as a pre-wetting fluid for road salt as part of the application of salt to Ontario roads.

The oil and gas industry in Chatham-Kent provides significant economic benefits to the Municipality. Exploration and development activities should be encouraged. Chatham-Kent should work with the industry through the Ontario Petroleum Institute to take part in activities that promote the economic and safe development of the oil and gas resources in the Municipality.

The intention of this Official Plan is to protect known deposits of petroleum and existing producing wells from encroachment of development.

*It shall be the objective of Chatham-Kent to:*

- 3.13.1.1** *Protect known deposits of petroleum resources and existing producing wells from the encroachment of incompatible land uses.*

*It shall be the policy of Chatham-Kent that:*

- 3.13.2.1 Petroleum resources shall be recognized and managed as non-renewable resources.*
- 3.13.2.2 New development shall be set back 75 m from existing wells. This setback is equivalent to the setback required under the Oil, Gas and Salt Resources Act for new wells from existing development. Lesser setbacks for development may be considered upon consultation with the Province.*
- 3.13.2.3 Where development is proposed adjacent to or above pools or deposits, the Province shall be consulted regarding measures to allow possible future access for resource production purposes.*
- 3.13.2.4 Petroleum exploration and production under the Oil, Gas and Salt Resources Act is a permitted activity anywhere within the Municipality except in growth centres.*
- 3.13.2.5 Should the natural heritage policies in Section 4 of this Official Plan regarding development within natural environment areas affect potential petroleum activities the Province shall be consulted to address the competing Provincial interests.*
- 3.13.2.6 Well and well-site cleanup and rehabilitation is required under the Oil, Gas and Salt Resources Act. The Province shall be consulted should existing or future land use designations and zoning patterns conflict with required well and well-site rehabilitation measures.*
- 3.13.2.7 Development on or adjacent to lands affected by former mineral resource operations shall be permitted only if rehabilitation measures to address and mitigate known hazards are underway or have been completed.*
- 3.13.2.8 Contaminated sites discovered during the planning or implementing of a development proposal shall be restored as necessary prior to any activity associated with a development proposal continuing.*

## 4.0 ENHANCING OUR NATURAL SURROUNDINGS

### 4.1 STRATEGIC PLAN CONTEXT: CONTEXT FOR PROTECTION OF THE NATURAL ENVIRONMENT

“Sustaining and enhancing our environmental assets” is the third of six Objectives in the Community Strategic Plan for achieving the Vision of the Chatham-Kent community. The Strategic Plan identifies the following Strategic Directions or high level actions necessary to achieve protection of the natural environment in Chatham-Kent:

- *Develop pride in the community for its environmental assets*

This Strategic Direction is implemented through initiatives that promote environmental assets, increase environmental stewardship and decrease environmental destruction.

- *Encourage restoration activities to enhance the environment and maintain existing resources.*

This Strategic Direction is implemented through programs to identify, protect and enhance existing natural systems and features, to control development near natural features, water and air quality protection and implementation of a forest management strategy.

- *Establish standards for environmental excellence.*

This Strategic Direction is implemented through initiatives to improve the quality of air and water, nutrient management, park land and natural heritage strategies and programs to reward environmental excellence.

- *Sustain, preserve and restore natural and renewable resources*

This Strategic Direction is implemented through programs to increase forest cover, natural habitat and parkland as well as initiatives to sustain and improve water quantity and quality.

- *Encourage responsible consumption of non-renewable resources*

This Strategic Direction is implemented through education and environmental excellence programs as well as programs to protect and enhance forest cover and increase use of alternative, renewable and recycled products.

### 4.2 OFFICIAL PLAN CONTEXT

Natural heritage protection is a key objective of the Community Strategic Plan. It is also a key objective of the Provincial Government and is encouraged through the Provincial Policy Statement and Smart Growth initiatives. Natural heritage planning is an

integrating concept for land-use planning that uses an ecosystem based approach to planning and policies. Natural heritage features include forests, parks, natural areas, rare species, woodlands, wetlands, fish and wildlife habitats, riparian corridors etc. as well as geologic features and land forms. These features are both publicly and privately owned and managed and are maintained in trust for future generations. Natural heritage objectives usually include the preservation and restoration of natural areas, native species, landscapes and ecological processes to promote a healthy ecosystem. Policies for protection of air and ground/surface water quality and quantity are also essential components to obtain ecosystem objectives.

In Chatham-Kent, a strategy for natural heritage is particularly important because of the fragmented nature of the natural features. Forest cover in Chatham-Kent is extremely low (approximately 4% of the total land area) including Wheatley Provincial Park and the St. Clair National Wildlife Area but not Rondeau Provincial Park and the Moraviantown First Nation Reserve. This number is significantly less than pre-settlement and well below the Environment Canada Draft Framework Guideline of 30%. Agriculture remains the primary pressure on the natural heritage features within Chatham-Kent.

Natural heritage is important to preserve for many reasons. From a historical perspective the remaining natural areas provide the community with an understanding of what the landscape was like before European settlement. Natural heritage contributes to a healthy environment, helps protect biodiversity and protects water quality for drinking and other uses including recreation.

Ground water protection is also critical to Chatham-Kent due to reliance on ground water for both potable and agricultural/commercial supply. Ground and surface water issues to be addressed relate to water well, septics, underground storage tanks, oil and gas wells, use of nutrients and chemicals, agricultural and industrial operations, drainage and water taking.

The mapped natural heritage system is the foundation of the natural heritage strategy from which policies for land use are derived. The natural heritage system is composed of core areas that are linked by natural corridors including water systems. The natural heritage system is supported by ground water protection mapping and policies as well as policies for stormwater, parks and recreation and environmentally sound infrastructure servicing.

The PPS provides clear direction for the identification and protection of natural heritage features and systems from incompatible development. According to the PPS, natural heritage includes wetlands, habitats of endangered and threatened species, fish habitat, woodlands, valleylands, wildlife habitat and areas of natural and scientific interest. The PPS also promotes protection and enhancement of ground and surface water features and functions.

***Sustaining and Enhancing our Environmental Assets Goal:***

***To increase and improve the health of the natural heritage system of Chatham-Kent through protection and enhancement of natural heritage features, including air and water, education and environmental stewardship.***

## 4.3 NATURAL HERITAGE SYSTEM

### 4.3.1 Framework for the Natural Heritage System

The natural heritage system is based on the Community Strategic Plan objective of Sustaining and Enhancing Environmental Assets.

The Natural Heritage System outlines Chatham-Kent's plan for protecting existing environmental assets and enhancing natural features, air and water quality. The System:

- identifies lands where natural heritage features will be protected from development and site alteration through an Open Space and Conservation designation;
- identifies lands and natural heritage features through an overlay Natural Heritage designation where an Environmental Impact Statement (EIS) is needed before any development or site alteration can proceed;
- identifies flood prone areas through an overlay Natural Heritage designation where an Environmental Impact Statement (EIS) is needed before any development or site alteration can proceed;
- identifies shoreline hazard areas along the lakes and major rivers which will be protected from development and site alteration through a Shoreline Hazard Area overlay designation;
- identifies wellhead protection areas through an overlay designation where a groundwater impact assessment is needed before development or site alteration can proceed;
- identifies areas that have high, medium or low intrinsic susceptibility to groundwater impacts through an overlay designation; for these areas, a groundwater impact assessment may be needed before development or site alteration can proceed, depending on the potential groundwater contaminants associated with the proposed activity, if any;
- identifies policies for lands adjacent to natural heritage lands to ensure that negative impacts do not occur;
- identifies natural corridors and linkages to be considered in any future development or site alteration;
- identifies policies for ground water protection and enhancement;
- identifies policies for surface water protection and enhancement; and

- identifies policies for protection and enhancement of air quality.

Given the low forest cover in Chatham-Kent, a comprehensive Forest Management Strategy is an essential component of the program to protect and enhance the natural heritage features in Chatham-Kent. The policies in this Plan promote and contribute to the implementation of Chatham-Kent's Forest Management Strategy.

#### 4.3.2 Components of the Natural Heritage System

The foundation of the natural heritage system are the mapped system components together with the protective policies and designations in this Plan. The following table describes each mapped component of the Natural Heritage System and summarizes the policies in this Plan. These core components are complimented by additional policies promoting a watershed based approach to planning and supporting actions for environmental enhancement. Air quality protection policies are also defined.

| <b>Component</b>  | <b>Definition</b>  | <b>Protection Policy</b>   |
|---|--|--|
| Provincially significant wetlands   | Provincially significant wetlands as identified by the St. Clair Region Conservation Authority and The Lower Thames Valley Conservation Authority and designated on Schedule A – Land Use Plan to this Official Plan as Open Space and Conservation.   | Provincially Significant Wetland designated in a “no development” Open Space and Conservation designation.   |
| Significant portions of the habitat of endangered and threatened species. | Defined on a site specific basis through pre-consultation with appropriate Conservation Authority or Ministry of Natural Resources and designated on Schedule A – Land Use Plan as Open Space and Conservation.  | Habitat of endangered and threatened species designated in a “no development” Open Space and Conservation designation.   |
| Fish habitat  | Defined through pre-consultation with appropriate Conservation Authority or Department of Fisheries and Oceans.  | Requiring EIS prior to development. Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Significant woodlands   | All woodlands greater than 2 ha as identified by the Ontario Ministry of Agriculture and Food and shown in an overlay Natural Heritage designation on Schedule E – Natural Heritage and Hazards to this Official Plan Also identified in Appendix 4.4. | Overlay designation of Natural Heritage feature requiring EIS prior to development. Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions. |

|   |   |  |
|---|---|--|
| Significant Areas of Natural and Scientific Interest  | ANSIs as identified by the Lower Thames Valley Conservation Authority and in an overlay Natural Heritage designation on Schedule E – Natural Heritage and Hazards to this Official Plan. Also identified in Appendix 4.4.   | Overlay designation of Natural Heritage feature requiring EIS prior to development. Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions. |
| Features of local significance  | Locally significant Wetlands and ESAs shown in an overlay Natural Heritage designation on Schedule E – Natural Heritage and Hazards to this Official Plan. Also identified in Appendix 4.4.                                 | Overlay designation of Natural Heritage requiring EIS prior to development. Development or Site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.         |
| Lands adjacent to significant wetlands  | 120 m from any part of the features (shown on Schedule E - Natural Heritage & Hazards).   | Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Lands adjacent to significant portions of the habitat of endangered and threatened species. | 50 m from any part of the feature.  | Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Lands adjacent to fish habitat  | Defined on a site specific basis by Chatham-Kent and the appropriate Conservation Authority or Department of Fisheries and Oceans.  | Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Lands adjacent to significant woodlands   | 50 m from any part of the feature.  | Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Lands adjacent to significant areas of natural and scientific interest                      | 50 m from any part of the feature for a life science ANSI or an earth science ANSI.   | Development or site alteration is permitted if EIS demonstrates no negative impacts on feature or functions.   |
| Natural corridors and linkages  | Identified on Schedule E – Natural Heritage and Hazards to this Official Plan for information purposes.   | Efforts are made to protect corridors and linkages affected by development.  |
| Defined flood prone lands   | Defined through pre-consultation with appropriate Conservation Authority or Ministry of Natural Resources includes Flood-Prone Areas as identified in an overlay designation on Schedule E - Natural Heritage and Hazards.. | Development or site alteration is permitted subject to the conditions determined through completion of an EIS.   |

|  |   |   |
|--|---|---|
| Shoreline hazard lands   | Shoreline setback areas are shown on the implementing Zoning By-Law.  | Development and site alteration is prohibited subject to an EIS to confirm site specific development setbacks in conjunction with the CA.   |
| Well head protection areas   | Defined as the 10-year time of travel zones shown on Schedule F1 for the Highgate and Ridgetown municipal groundwater supplies. | Development or site alteration is permitted if the required groundwater impact assessment demonstrates no negative impact on water quantity or quality.   |
| Areas with high, medium or low intrinsic susceptibility to groundwater impacts | As shown on Schedule F2.  | Development or site alteration is permitted if the proposed activity involves no potential groundwater contaminants (as defined in Appendix 4.3); if the proposed activity will involve potential groundwater contaminants, development or site alteration is permitted if the required groundwater impact assessment demonstrates no negative impact on water quantity or quality. |

#### 4.4 NATURAL HERITAGE FEATURES AND POLICIES

##### 4.4.1 Provincially Significant Natural Features

The Provincial Policy Statement identifies natural heritage features within which no development or site alteration is permitted. These include Provincially Significant Wetlands and Significant Portions of the Habitat of Endangered and Threatened Species. Chatham-Kent is host to 11,500 ha. of Provincially significant wetland areas along Lake St. Clair including the St. Clair National Wilderness Area, a globally important bird area. These wetland areas are identified on Schedule A. No areas for endangered or threatened species are identified in this Plan; they are identified on a site specific basis.

*It shall be the objective of Chatham-Kent to:*

##### *4.4.1.1 Protect and preserve provincially significant natural features in Chatham-Kent.*

*It shall be the policy of Chatham-Kent that:*

##### *4.4.1.2.1 Provincially significant natural features shall be designated Open Space and Conservation on Schedule A – Land Use Plan, to this Official Plan.*



**4.4.1.2.2** *Provincially significant natural features shall include:*

- a) *Provincially Significant Wetlands as determined by the Ministry of Natural Resources; and*
- b) *Significant portions of the habitat of endangered and threatened species as determined by the appropriate Conservation Authority and the Ministry of Natural Resources.*

**4.4.1.2.3** *Development and site alteration shall not be permitted within areas designated Conservation and Open Space on Schedule A to this Official Plan. An exception are activities that create or maintain infrastructure authorized under the environmental assessment process or work subject to the Drainage Act. They are not to be considered development or site alteration. Wherever possible those activities should occur outside of Provincially Significant Wetlands.*

**4.4.1.2.4** *The predominant use of land within the Open Space and Conservation designation shall be conservation type uses.*

**4.4.1.2.5** *Permitted uses shall include the following:*

- a) *forest, wildlife and fisheries management;*
- b) *non-intensive passive recreation uses;*
- c) *buildings and structures associated with non-intensive passive recreation uses and the management of the natural environment;*
- d) *essential transportation and utility facilities; and*
- e) *essential watershed management and flood and erosion control projects.*

**4.4.1.2.6** *Areas containing significant portions of the habitat of endangered and threatened species shall be identified on a site-specific basis in consultation with the appropriate Conservation Authority and the Ministry of Natural Resources.*

**4.4.1.2.7** *Open Space and Conservation lands shall be zoned in the implementing Zoning By-law for Chatham-Kent.*

**4.4.2** **Natural Heritage Features Where Environmental Impact Statement (EIS) is Required**

The Provincial Policy Statement also identifies natural heritage features within which an Environmental Impact Statement (EIS) must be completed to demonstrate that no negative impact will occur before development is approved. These areas include:

Fish Habitat, Significant Woodlands, Significant Areas of Natural and Scientific Interest; Features of Local Significance;

Lands adjacent to: Significant Wetlands, Significant Portions of the Habitat of Endangered and Threatened Species, Fish Habitat, Significant Woodlands, Significant Areas of Natural and Scientific Interest.

**Table 4.1** describes how each of these features is identified. Where data is available, locations have been delineated on Schedule E – Natural Heritage and Hazards. Based on the high level nature of the mapping and secondary source data, an amendment to this Plan will not be required to make changes to the boundaries of the natural heritage features delineated on Schedule E – Natural Heritage and Hazards. Changes shall be facilitated through discussions with the Municipality, the appropriate Conservation Authority, the Ministry of Natural Resources and the landowner.

Significant Woodlands, Locally Significant Wetlands, Environmentally Significant Areas (ESA) and Significant Areas of Natural and Scientific Interest have been identified on Schedule E – Natural Heritage and Hazards and in Appendix 4.4. Significant Forests are identified as all woodlots over 2 hectares. The 2 ha. value was selected based on the Provincial Policy Statement Natural Heritage Reference Manual which states that “where woodland is less than 5% of the land cover, woodlands 2 ha in size or larger should be considered of significance”.

*It shall be the objective of Chatham-Kent to:*

- 4.4.2.1 *Ensure that development results in no negative impacts on significant natural features in Chatham-Kent*

*It shall be the policy of Chatham-Kent that:*

- 4.4.2.2.1 *Significant natural features shall be identified in an overlay designation on Schedule E – Natural Heritage and Hazards, to this Official Plan.*
- 4.4.2.2.2 *Development and site alteration may be permitted within those areas designated Natural Heritage on Schedule E provided that it has been demonstrated to the satisfaction of the Municipality, in consultation with the Ministry of Natural Resources, relevant Conservation Authorities or Department of Fisheries and Oceans, that there will be no negative impacts on the natural features or the ecological functions for which the area was identified.*
- 4.4.2.2.3 *The lands designated in the Natural Heritage overlay designation on Schedule E includes:*
- a) *Fish Habitat, Significant Woodlands, Significant Areas of Natural and Scientific Interest;*
  - b) *Lands adjacent Significant Wetlands, Significant Portions of the Habitat of Endangered and Threatened Species, Fish Habitats, Significant*

*Woodlands, Significant Valleylands, Significant Wildlife Habitat,  
Significant Areas of Natural and Scientific Interest;*

- 4.4.2.2.4 *Assessment of negative impact shall be determined using the Protocol for an Environmental Impact Statement for Natural Heritage System contained in Appendix 4.1 of this Plan. The Environmental Impact Statement shall be prepared in conjunction with a development application under the Planning Act.*
- 4.4.2.2.5 *For a development application that proposes to encroach into the natural heritage feature identified on Schedule E – Natural Heritage and Hazards, an Environmental Impact Study shall be required to determine which portion of the lands can be made available for development and which portion is environmentally sensitive and will require protection. Based on the underlying land use designation on Schedule A – Land Use Plan, the Environmental Impact Study shall delineate the limit of encroachment of development into the natural heritage feature.*
- 4.4.2.2.6 *The Municipality shall require that the lands identified through the Environmental Impact Study as being environmentally sensitive and requiring protection be zoned in the implementing Zoning By-law in a Conservation/Open Space type zone.*
- 4.4.2.2.7 *Where the adjacent buffer lands remain in private ownership, site provisions shall be applied to restrict the placement of main and accessory buildings, pools, fencing and landscaping in that zone.*
- 4.4.2.2.8 *Where required for park/open space purposes, the Municipality shall request that the adjacent buffer lands be dedicated into public ownership as part of the parkland dedication under the Planning Act. Lands dedicated for stormwater management facilities shall not constitute a parkland dedication under the act.*

**4.4.3 Potential Natural Heritage Corridors**

Due to the fragmented nature of the landscape in Chatham-Kent the identification and restoration of corridors and linkages is a very important natural heritage system component. Corridors are areas in the landscape that contain and connect natural areas, open space and other resources. Woodlands, combined with valley systems and streams form a potentially rich ecosystem which results in areas which provide essential resources and functions to both terrestrial and aquatic species. These core areas can be a part of or connected to corridors depending on the scale of corridors. Corridors provide links between natural areas and are potential buffers between natural and human communities. Schedule E – Natural Heritage and Hazards identifies preliminary Potential Corridors for information purposes. Detailed study is recommended to identify a range of regional and watershed corridors.

*It shall be the objective of Chatham-Kent to:*

**4.4.3.1 *Protect potential natural corridors through the development process in Chatham-Kent***

*It shall be the policy of Chatham-Kent that:*

- 4.4.3.2.1 *Potential natural corridors shall be identified for information purposes on Schedule E – Natural Heritage and Hazards, to this Official Plan.*
- 4.4.3.2.2 *Further analysis of regional and watershed corridors in conjunction with watershed planning activities and in cooperation with affected agencies shall be undertaken to identify more precise corridor boundaries.*
- 4.4.3.2.3 *Efforts shall be made through the development approvals process to protect potential natural corridors from the impacts of development.*
- 4.4.3.2.4 *Chatham-Kent shall implement a Forest Management Strategy to protect existing forested areas, reforest target natural corridor areas, increase forest cover to at least 10% of total land area of Chatham-Kent and provide for complementary uses of forested areas that would allow for greater and more practical uses for these areas while at the same time maintaining the forest and the benefits that accrue from these natural areas. A combination of policy, practices, programs, regulations and enforcement shall be used to implement the Strategy.*

## **4.5 WATER RESOURCE PROTECTION POLICIES**

### **4.5.1 Water Resources**

Water resource management is essential to sustaining and enhancing the natural environmental assets of Chatham-Kent, and it is a key component of the natural heritage system strategy. Water resource protection policies are also directly supportive to the policies for providing safe and healthy communities and for developing a thriving economy.

Water resources consist of surface waters (e.g. in rivers, streams, lakes) and groundwater, which originates as drops of water within the pores and spaces of underground soils and formations. Many natural features directly affect or contribute to surface and groundwater quantity and quality including wetlands and woodlots above the ground, and the clays, tills and bedrock below the ground.

Major surface water features for Chatham-Kent include Lake St. Clair to the west, Lake Erie to the east and south, the Thames River that flows through the centre of the Municipality from the northeast corner to the southwest, and the Sydenham River in the northwest. Surface water – primarily from Lake Erie - is the main source of municipal water supply for the Urban Centres in Chatham-Kent. The majority of the rural

population relies on municipal groundwater systems or private groundwater wells for domestic, commercial and agricultural uses.

A detailed description of Chatham-Kent's groundwater resources is contained in the Essex/Chatham-Kent Groundwater Study. This regional study provided a comprehensive assessment of the geology, hydrogeological setting, aquifers, groundwater use and potential contaminant sources in the study area. The municipal wellhead "capture zones" were identified and mapped. For the whole municipality, the areas of high, medium and low "intrinsic susceptibility" to groundwater contamination were defined and mapped.

The surface geology across Chatham-Kent is dominated by deep clays and low permeability tills that provide a natural protective "layer" for the groundwater resources. There are currently two municipal groundwater supply systems operated by Chatham-Kent: 1) the Highgate System and 2) the Ridgetown System. Both systems utilize multiple wells located within or in close proximity to these villages. Schedule F1 depicts the 2-year, 5-year, and 10-year time of travel zones for each of the well systems. These areas are a surface representation of the area within the underground aquifer from which the municipal wells draw their water.

The Highgate and Ridgetown Wellhead Protection Areas (WHPAs) are generally capped by a glacial till layer, which varies in thickness from several metres to 10s of metres. This till layer provides an excellent geologic barrier between surface activities and the underlying aquifer.

As the final component of the Essex/Chatham-Kent Groundwater Study, a groundwater management sourcebook was developed including: a synthesis of "first principles" of groundwater management; an overview of the federal, provincial, and municipal legislation and policies regarding groundwater protection; examples of model groundwater protection initiatives; and the specific groundwater protection issues and management measures for Essex and Chatham-Kent. The Study's technical report and sourcebook will serve as a reference document for the individuals and organizations involved in water resource management and protection and is a background document for this Official Plan.

As a follow-up to the Groundwater Study, a Water Resource Management Strategy will be completed. This Strategy will outline the specific actions to be taken by Chatham-Kent to support or implement the groundwater management measures summarized in the Groundwater Study report. The specific Official Plan water resource protection policies to be implemented by Chatham-Kent will be summarized, as well as the non-regulatory initiatives to be undertaken or supported, such as education programs, stewardship programs and funding initiatives. The Strategy will focus on implementation through partnership, resource sharing and coordination of activities between the Municipality and the province, conservation authorities, agricultural associations and the health unit.

The intention of this Official Plan is to contribute to and provide for the long-term protection and enhancement of water resources in Chatham-Kent, both for the ecosystem benefits and for sustainable growth and development. This includes making provision for further investigation and characterization of the resources in order to better facilitate

appropriate development with resource protection. This intent will also be realized through implementation of policies related to:

- a) watershed planning
- b) surface water and flood protection
- c) wellhead area protection
- d) groundwater impact assessment.

*It shall be the objective of Chatham-Kent to:*

**4.5.1.1 Protect and enhance ground and surface water resources in Chatham-Kent**

*It shall be the policy of Chatham-Kent to:*

**4.5.1.2 Complete and implement the Water Resource Management Strategy.**

**4.5.2 Watershed Planning Policies**

Water resources are best understood, monitored, managed and enhanced from a watershed perspective. Watershed planning provides for the comprehensive consideration of water balance, water quality, and water quantity along with the water-related natural features, terrestrial resources, aquatic life and other key ecosystem indicators. It incorporates recognition of the interdependence of ground and surface waters, including ongoing recharge and discharge functions. It is supported by the Provincial Policy Statement and has been identified as the most appropriate approach to surface and ground water protection through the Report of the Walkerton Inquiry and the Report of Ontario's Advisory Committee on Watershed-Based Source Protection Planning. The results of watershed planning not only provide a basis for systemic resource protection but are also a tool to apply in areas of development pressure or intensive uses.

*It shall be the objective of Chatham-Kent to:*

**4.5.2.1 Promote watershed planning in Chatham-Kent**

*It shall be the policy of Chatham-Kent that:*

**4.5.2.2.1** *The Municipality shall participate in and may contribute financially to watershed and sub-watershed management studies in cooperation with the Conservation Authorities, provincial ministries, other organizations, and adjacent municipalities as appropriate.*

**4.5.2.2.2** *The Municipality shall support the undertaking of watershed/sub-watershed plans for the Urban Centres focusing first on areas where pressure for development or intensive uses exists, where significant environmental concerns are identified and/or where funding permits.*

**4.5.2.2.3** *The Municipality shall jointly determine, in conjunction with the Conservation Authorities and relevant provincial agencies, the priorities for completion of additional publicly funded watershed or sub-watershed studies based on identified environmental sensitivities, development pressures and current levels of environmental impact or degradation.*

**4.5.2.2.4** *Watershed studies may include the following components:*

- a) *a water budget and water conservation plan*
- b) *identification of land and water use and management strategies*
- c) *criteria to protect water quality and quantity and the functions of hydrological features*
- d) *a framework for implementation which includes more detailed plans covering smaller areas*
- e) *an environmental monitoring plan*
- f) *water resource management practices and protection measures such as well decommissioning, pesticide best practices and road salt management*

**4.5.2.2.5** *Sub-watershed studies may address the following:*

- a) *determination of sub-watershed boundaries*
- b) *the location, extent, sensitivity and significance of natural features, and habitats and surface and groundwater systems*
- c) *land/water linkages and processes*
- d) *factors influencing the viability of the identified resources*
- e) *goals and objectives for public health and safety, aquatic life, resource management, flood plain management, and land uses*
- f) *areas requiring protection, rehabilitation and/or enhancement*
- g) *strategies to achieve protection, rehabilitation and/or enhancement*
- h) *areas suitable for development and development conditions*
- i) *an implementation plan and monitoring program*

### **4.5.3 Surface Water and Flood Protection Policies**

Stormwater Management is required to control flooding, erosion and sedimentation to enhance water quality and aquatic habitat. The Provincial Policy Statement sets out guidance regarding expectations for protection from natural hazards including flooding and erosion.

The policies in this section should be read in conjunction with the policies in Section 2.4.9 Stormwater Management.

*It shall be the objective of Chatham-Kent to:*

**4.5.3.1** *Protect people and property from natural hazards in Chatham-Kent*

*It shall be the policy of Chatham-Kent that:*

- 4.5.3.2.1 Development and site alteration shall not be permitted within defined Shoreline Hazard Lands subject to an EIS to confirm site specific development setbacks in conjunction with the appropriate Conservation Authority. Defined Shoreline Hazard Lands are delineated in the implementing Zoning By-law for Chatham-Kent.*
- 4.5.3.2.2 Expansion of existing development within designated Shoreline Hazard Areas in the Implementing By-law shall require the preparation of an Environmental Impact Study in accordance with Policy 4.5.3.2.1. Required maintenance and small-scale alterations to buildings shall be permitted.*
- 4.5.3.2.3 The Municipality shall explore opportunities for longer term solutions to recurrent flooding where existing development exists within Shoreline Hazard Areas.*
- 4.5.3.2.4 Development and site alteration shall generally be directed outside areas of flooding, erosion, and/or dynamic beach hazards along lakefronts, river and stream systems. For development proposals within areas of flooding, erosion, and/or dynamic beach hazards along lakefronts, rivers and stream systems, an Environmental Impact Study using the protocol in Appendix 4.2 shall be prepared in conjunction with a development application under the Planning Act. Development or site alteration may be permitted if it has been demonstrated to the satisfaction of the Municipality, in consultation with the relevant Conservation Authority that there will be no negative impacts. Flood Prone Areas and Shoreline Hazard Areas are delineated on Schedule E – Natural Heritage and Hazards.*
- 4.5.3.2.5 Hazard Areas shall be zoned in the implementing Zoning By-law for Chatham-Kent.*
- 4.5.3.2.6 Where the need has been identified, the Municipality shall support detailed studies to identify and define natural hazard areas for streams, rivers, lakefronts and connecting channels in Chatham-Kent in cooperation with the Conservation Authorities. These studies shall be undertaken to conserve the natural ecosystem, capitalize on tourism potential, protect adjacent land uses and enhance public safety.*
- 4.5.3.2.7 More detailed Secondary Plans have been prepared for the Urban Centres and Hamlets designated on Schedule “A” in Part 1 of this Official Plan. Those secondary plans are located in Part 2 of this Plan. Lands with Natural Hazards within those designated Urban Centres and Hamlets shall be designated “Hazard” on the Land Use Plan schedule for the applicable secondary plan. Those plans shall be read in conjunction with their respective Secondary Plan policies.*



#### 4.5.4 Wellhead Area Protection Policies

As noted above, there are two municipal groundwater supply systems in Chatham-Kent - one for the village of Highgate and one for Ridgetown. Both systems utilize multiple wells located within or in close proximity to the towns, and both represent the primary source of drinking water for the urban residents.

The 2-year, 5-year and 10-year time of travel zones for each of the well systems are shown on Schedule F1. It is important that all lands within the largest wellhead zones (the 10-year zones) be protected from contamination, given the potential for impacts on municipal water supplies. It is also important that additional protection or monitoring measures be applied in the 2-year and 5-year zones, where impacts could occur within a shorter time frame and less time would be available to achieve corrective measures.

Wellhead area protection should focus on:

- 1) maintaining the integrity of the protective till cover, including well decommissioning within the wellhead area, impact assessments for development proposals involving potentially contaminating activities, and wellhead area education programs
- 2) the development of a sentinel monitoring system to provide advance warning of unforeseen contamination within the aquifer.

Well Decommissioning: The most recognizable threat to the integrity of the till cover within a wellhead area is the presence of numerous wells, particularly abandoned wells. These wells may have originally been drilled as water supply wells for domestic use, but now represent a direct conduit through the till cover which could allow surface contaminants direct access to the underlying aquifer unit. Proper decommissioning of these wells is needed for wellhead area protection.

Land Use Development Groundwater Impact Assessments: The development of surface activities within the Wellhead Protection Area (WHPA) should be individually evaluated to verify that they do not pose a serious threat to the public drinking water supply.

Wellhead Protection Area (WHPA) Education Program: The general public needs to be educated regarding the location, rationale, and justification for the various plans and policies developed to protect the WHPA. The general awareness of a groundwater protection area and an understanding of the rationale for its designation can lead to public acceptance of and involvement in wellhead area protection.

Designation or Development of Sentinel Wells: Experience has found that the most cost effective method for developing a comprehensive Sentinel Well network is to utilize existing wells, if available, and construct dedicated observation wells only at critical locations where no existing wells are available. The monitor well network needs to be dispersed among the entire WHPA, with an increase in concentration within the smaller time-of-travel zones. For sites where higher-risk contaminants are known to be present, specific monitor wells between the site and the wells may be necessary.

Development of Sampling Strategy and Data Assessment: The sentinel wells should be periodically measured periodically to ascertain both physical and chemical parameters. For an initial 3-year period, water levels should be recorded quarterly to ascertain seasonal fluctuations and water chemistry should be measured semi-annually (preferably spring and fall). The chemical parameters measured need to be tailored to the potential contaminants suspected in the region. There exist several general "screening" tests which are relatively inexpensive and although unspecific regarding contaminant, do indicate its presence. Should these indicator tests demonstrate a positive presence, a focused sampling program would be required. The water level and chemistry data needs to be compiled in a data base and on an annual basis reviewed by a professional hydrogeologist to ascertain if any contamination is present or if modifications to the sampling program are necessary. Once a solid baseline of data has been established, sampling frequency can be decreased in those areas demonstrated to be free from problems.

*It shall be the objective of Chatham-Kent to:*

**4.5.4.1        *Protect the Highgate and Ridgetown Wellhead Areas from contamination***

*It shall be the policy of Chatham-Kent that:*

**4.5.4.2.1        *The Municipality shall identify all wells within the WHPA and have them decommissioned according to MOE regulations.***

**4.5.4.2.2        *Within the 10- year zones for the wellhead areas, the Municipality shall require a Category 4 groundwater impact assessment for development proposals involving any activity with medium to high risk groundwater contaminants.***

**4.5.4.2.3        *The Municipality shall develop a wellhead area public awareness program including a system of signs positioned along the roads at the WHPA boundaries informing the public that they are crossing into a groundwater protection area, and a public display which provides background information, publications, and phone contacts for display at various public events.***

**4.5.4.2.4        *Chatham-Kent will implement a wellhead area Sentinel Monitoring Program.***

**4.5.5    *Groundwater Impact Assessment Policies for all other Lands (other than Municipal Wellhead Areas)***

The municipality has recognized that the groundwater resources throughout the Municipality represent a valuable resource and that in many cases the Municipality may be the best steward of these resources. While the information provided in the Essex/Chatham-Kent Regional Groundwater Study provides a thorough regional perspective of the Municipality's water resources, the application of these scientific principals to site-specific surface activities requires an additional suite of analyses. In order for municipal decision-makers, property owners and developers to determine if a

proposed or existing land use will negatively impact water resources in a manner which is not cost prohibitive to proponents, a graduated approach for groundwater impact assessment is required.

The Chatham-Kent groundwater impact assessment approach, as detailed in Appendix 4.3 utilizes the Intrinsic Susceptibility Index (ISI) map in conjunction with an assessment of the potential risk to the water resources to determine if a groundwater assessment is necessary and, if necessary, the extent of the required study. For activities which do not use or generate contaminants no study would be required (i.e. individual houses). Should a proposed development use or possess potential contaminants a study would be required to categorize the threat to the groundwater resource. The degree of study would be dependant upon the ISI index identified from the map and the risk generated by the contaminant. A sample list of potential groundwater contaminants is listed in Table 4.2 in Appendix 4.3. This table will be amended from time-to-time without amending this plan.

*It shall be the objective of Chatham-Kent to:*

**4.5.5.1        *Prevent impacts to groundwater resources***

*It shall be the policy of Chatham-Kent that:*

**4.5.5.2.1      *The Municipality shall require groundwater impact assessments for development proposals as appropriate according to the level of intrinsic susceptibility and potential groundwater contaminants, if any, based on the protocol outlined in Appendix 4.3***

**4.6      AIR QUALITY**

*It shall be the objective of Chatham-Kent to:*

**4.6.1        *Reduce air pollution and nuisance effects of air emissions***

*It shall be the policy of Chatham-Kent that:*

**4.6.2      *Proposals for development will give consideration to:***

- *Whether the proposal includes opportunities for non-automotive forms of transportation such as walking and cycling;*
- *Adequate separation distances giving consideration to wind direction for developments that may have air emissions;*
- *Whether the proposal has the potential to increase air pollution and if so what remedial measures are proposed;*
- *Locating various land uses in such a manner that reduces the distance and number of vehicle trips;*
- *Whether the proposal protects and improves trees and natural areas.*

## 4.7 OPEN SPACE AND CONSERVATION

The Municipality of Chatham-Kent encompasses a diverse range of parks, natural areas, and recreation facilities, enhanced by the water-based recreation opportunities offered by the extensive shorelines on Lake Erie and Lake St. Clair, and the Thames and Sydenham Rivers. In addition to a conventional range of municipal parks, the open space system includes a number of special recreation areas that make Chatham-Kent unique, and attractive to both residents and visitors. Eco-tourism is an important and growing industry, with bird watching, recreational fishing and waterfowl hunting associated with the coastal marshes of eastern Lake St. Clair and Rondeau Bay attracting people from around the world.

There is a rich system of natural environment areas represented by the marshes of Lake St. Clair, the beaches of Lake Erie, and the river systems. In Pre-settlement times, it is estimated that over 60 per cent of Chatham-Kent's landscape was wetland, 16 per cent was forest and approximately 12 per cent was tallgrass prairie. Agriculture in the region has reduced both wetlands and forest cover in Chatham-Kent to less than 4 per cent each. Two provincial parks and several conservation areas protect the Municipality's most significant natural features and offer recreational opportunities.

The open space and conservation system in Chatham-Kent comprises the following:

### Nature Reserves

- The *St. Clair National Wildlife Area* is a national wildlife preserve located on Lake St. Clair, south of Mitchell's Bay. Part of the Lake St. Clair Marsh complex, the site is comprised of 289 ha. and is designated a Wetland of International Importance under the Ramsar Convention for its waterfowl habitat, and is part of a Provincially Significant Life Science ANSI. A proposal has been put forward for the restoration of an additional 1000 acres of wetland, within the vicinity of the Lake St. Clair marshes.
- Clear Creek Forest is located south east of Highgate, and north of Clearville. Purchased as a Nature Reserve, by the Nature Conservancy of Canada, the site is more than 300 ha. in size, and includes an area of "old-growth" Carolinian forest and interior forest habitat as well as significant flora and fauna.

### Provincial Parks

- Chatham-Kent is host to two provincial parks, Rondeau and Wheatley, both located on the shores of Lake Erie.

### Conservation Areas

- The Municipality straddles the watersheds of two Conservation Authorities, the Lower Thames Conservation Authority and the Lake St. Clair Region Conservation Authority. The Lower Thames Conservation Authority has with over 100 ha. of land in eight Conservation Areas. The Lake St. Clair Region

Conservation Authority (SRCA) has jurisdiction over the Sydenham River watershed. SCRCA owns a number of tracts of lands along the Sydenham River that provide recreation, nature study, land management and flood control and owns property in Wallaceburg and Dresden.

### Municipal Parks and Facilities

- Within the Urban Centres and Hamlets the Municipality manages and maintains approximately 566 acres (229 ha.) of active and passive open space, and including: 143 parks, 10 arenas, 2 indoor pools, 13 community centers/halls, 10 outdoor arenas, and 115 sports fields.
- The system of parks in the larger Urban Centres of Chatham and Wallaceburg include a range of park types from small lots that provide local play facilities to larger community parks that offer a range of sports fields, and recreation facilities.
- The smaller Urban Centres also offer well developed parks systems focused around a centralized community park. A number of the Urban Centres offer waterfront parks associated with lakes or river systems.
- With extensive frontage on both Lake St. Clair and Lake Erie and two river systems Chatham-Kent offers water-based tourism and recreation activities. The Municipality owns and operates beaches at Mitchells Bay on Lake St. Clair, and at Clearville Park, Getty's Beach (Wheatley), Laverne Kelly Memorial Park (Erieau), and Terrace Beach Park (Morpeh), as well as public marinas in Wallaceburg and Chatham. Marine Park in Mitchells Bay offers both seasonal and transient mooring, serviced campsites and eight boat launch ramps.

### Trails and Greenways

- Within the Municipality of Chatham-Kent there are a range of trails opportunities, from multi-use pathways within the urban areas, to extensive nature trails systems within the conservation areas and provincial parks.
- In the municipal park system, Chatham has the most defined trail system, comprised primarily of on-road routes, linked where possible to trails within the major parks and the greenways established along the Thames River, and Mud Creek systems. Ridgetown also offers an urban greenway and trail system through its downtown core.
- The Thames River through Chatham, and the Sydenham River through Wallaceburg and Dresden are significant systems that, if protected as greenway corridors, offer trails and recreational boating opportunities, at both a local and regional level. Smaller creek systems and drains within the Urban Centres should be considered as future greenway systems.

- The Natural Heritage policies in this Plan identify a system of forests, features and corridors, many of which are in private ownership. This system

provides support to the public natural spaces and enhances the overall health and integrity of the natural systems in Chatham-Kent.

In a comprehensive and planned municipal open space and conservation system, parks and other open space lands function in a complementary and interconnected manner, based on a natural systems framework. The recreational objectives of a community are met through a combination of active parkland and other open space lands such as floodplains, conservation lands, woodlands and linear open space systems associated with creeks and drains that play a valuable role in the provision of passive recreation opportunities. These lands need to be identified on a municipality-wide basis with supporting land use and environmental policies to ensure that the natural heritage system is the underlying framework for the municipal open space and conservation system. Within the Urban Centres and Hamlets the development of an interconnected system of parks linked by greenways, and walking/cycling trails will allow for the consolidation of community facilities in more centralized areas, accessible to a number of residential neighbourhoods.

*It shall be the objective of Chatham-Kent to:*

*4.7.1 Identify and protect an open space and conservation system based on the natural heritage framework in the Municipality.*

*It shall be the policy of Chatham-Kent that:*

*4.7.2.1 As part of a Parks and Recreation Master Plan exercise, the Municipality shall develop a comprehensive parks/open space and conservation plan for Chatham-Kent.*

*4.7.2.2 In support of the development of a conservation/greenlands system the Municipality shall support the protection/securement of hazard lands (under private or municipal authority) associated with creek and river corridors, the Lake Erie and Lake St. Clair shore lands, Thames River and Sydenham River floodplains and significant woodlots and wetlands.*

*4.7.2.3 The Municipality shall maximize opportunities to provide public access to lands that contribute to a regional open space system, i.e. trail easements, rights of way, management agreements.*

*4.7.2.4 The Municipality shall work with Conservation Authorities, Ministry of Natural Resources, landowners and the public to protect and manage the greenlands system.*

*4.7.2.5 The Municipality shall pursue and encourage land stewardship as well as explore land securement strategies to implement the Natural Heritage, Open Space and Conservation system.*

## Appendix 4.1

### Protocol for Environmental Impact Statement for Natural Heritage System

*Development or site alteration may be permitted within EPA 2 lands if it has been demonstrated to the satisfaction of the municipality, in consultation with the Ministry of Natural Resources, relevant Conservation Authorities or Department of Fisheries and Oceans, that there will be no negative impacts on the natural features or the ecological functions for which the area was identified. EIS studies shall:*

- Be completed by a qualified professional (s) proficient in ecology, environmental planning and other relevant sciences and in accordance with Provincial guidelines and the terms of reference approved by Chatham-Kent or the authority having jurisdiction;*
- Evaluate the existing significant natural features, linkages and ecological functions of the subject property in the context of the entire natural area;*
- Explain the details of the proposed development and identify feasible alternatives which demonstrate no negative impact upon the significant natural features for which the site has been identified;*
- Obtain and document input from the public and agency consultation and address any concerns;*
- Be able to satisfy the Natural Heritage policies set out in this Plan;*
- Because mapping is not available for Fish Habitat, Significant Valleylands, Significant Wildlife Habitat and Significant Portions of the Habitat of Endangered and Threatened Species, the EIS that are conducted for all mapped EPA 2 components will consider potential for negative impacts for these features. Consideration should also be given to these features before development or site alteration takes place in areas identified as Potential Corridors on Schedule E*
- Address appropriate buffers, setbacks, mitigative measures, as well as restoration and enhancement opportunities; and*
- Undertake a wetland evaluation where deemed necessary by the appropriate Conservation Authority.*

## Appendix 4.2

### Protocol for Environmental Impact Statement for Natural Hazards

Chatham-Kent will prepare a detailed protocol for development and site alteration within potential natural hazard areas. The protocol will address at a minimum:

*Development and site alteration may be permitted in potential hazardous lands and hazardous sites, provided that all of the following can be achieved:*

- *The hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- *New hazards are not created and existing hazards are not aggravated;*
- *No adverse environmental impact will result;*
- *Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and*
- *The development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.*



## Appendix 4.3

### Protocol for Groundwater Impact Assessments:

The following outlines the four groundwater impact assessment categories relevant to the Water Resource Protection Policies of this Official Plan. The application and general requirements for each category are outlined below.

It should be noted that for many types of development proposals, the impact assessment requirements defined below will have been addressed through completion of the relevant provincial regulatory requirements. In these cases, the groundwater impact assessment required by the Municipality can be completed through referencing the results of the work done pursuant to provincial requirements.

The method for determining what category of groundwater impact assessment applies to a given development proposal is summarized in Table 1. As indicated, the level of groundwater impact assessment required is dependent upon both the level of intrinsic susceptibility of the proposed property to be developed, as well as the type of potential groundwater contaminants associated with the activities to be carried out at the new development.

**Category 1:** *No Study Required. If the proposed surface development will not utilize, possess, or generate any of the potential groundwater contaminants found on the attached list, no study should be required.*

**Category 2:** *Preliminary Groundwater Assessment: The assessment required for the Category 2 Assessment, which focuses on low to medium risk contaminants in low to medium susceptibility areas will utilize existing site-specific information to verify the location, thickness, and lateral extent of aquifers and aquitards within a 1 km circumference from the subject site. Existing water wells, both public and private, need to be identified and the groundwater depth and flow direction for any identified aquifers needs to be categorized. This information is available through the Municipality's GIS data base, but should be completed by a professional geologist. Should this site specific assessment demonstrate a vulnerability of the groundwater system, general mitigation activities designed to prevent unforeseen contamination events should be outlined as a function of the Municipal building permit.*

**Category 3:** *Intermediate Groundwater Assessment: The assessment required for the Category 3 Assessment, which focuses on high, medium, and low risk contaminants in low, medium, to high susceptibility areas, will utilize existing site-specific information to verify the location, thickness, and lateral extent of aquifers and aquitards within a 2 km radius from the subject site. Existing water wells, both public and private, need to be identified and the groundwater depth and flow direction for any identified aquifers needs to be categorized. This information is available through the Municipality's GIS data base, but should be completed by a*

professional geologist. Should this site specific assessment demonstrate a vulnerability of the groundwater system, mitigation activities designed to prevent unforeseen contamination events should be outlined as a function of the Municipal building permit.

**Category 4:** *Enhanced Groundwater Assessment:* The assessment required for the **Category 4 Assessment**, which focuses on high and medium, contaminants in medium, to high susceptibility areas and all Wellhead Protection Areas will utilize existing site-specific information to verify the location, thickness, and lateral extent of aquifers and aquitards within a 3 km radius from the subject site. Additionally, the drilling of an on-site observation well will be required to demonstrate the local site-specific parameters. The observation well will be made available to the Municipality for periodic water sampling and testing. Within the 3 km radius all water wells need to be identified and within a 1 km circumference all abandoned wells need to be properly decommissioned. The groundwater depth and flow direction for any identified aquifers needs to be categorized. This information is available through the Municipality's GIS data base, but should be completed by a professional geologist. Should this site specific assessment demonstrate a vulnerability of the groundwater system, mitigation activities designed to prevent unforeseen contamination events should be outlined as a function of the Municipal building permit.

The following table identifies the division of the four groundwater assessment categories:

| <p align="center"><b>Table 1</b><br/> <b>Summary of Method to Determine the Applicable</b><br/> <b>Groundwater Impact Assessment Category</b></p> |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| Type of Authority   | Lands with a Low ISI | Lands with a Medium ISI | Lands with a High ISI |
| Activities involving no potential groundwater contaminants  | Category 1 applies   | Category 1 applies      | Category 1 applies    |
| Activities involving low risk groundwater contaminants  | Category 2 applies   | Category 2 applies      | Category 3 applies    |
| Activities involving medium risk groundwater contaminants   | Category 2 applies   | Category 3 applies      | Category 4 applies    |
| Activities involving high risk groundwater contaminants   | Category 3 applies   | Category 4 applies      | Category 4 applies    |

**Table 4.2**

**Potential Groundwater Contaminants**

**Activities Involving Low Risk Contaminants**

|  |                                    |
|--|------------------------------------|
| <i>Activities Using De-icing Salt Storage Facilities</i> | <i>On-site Septic - Apartments</i> |
| <i>Activities Using Deep Injection Wells</i>             | <i>Pesticide Application</i>       |
| <i>Activities Using Storm Water Detention Facilities</i> | <i>Fertilizer Application</i>      |
| <i>Oil &amp; Gas Production Wells</i>                    |                                    |

**Activities Involving Medium Risk Contaminants**

|  |   |
|--|---|
| <i>Animal Feedlots</i>                         | <i>On-site Septic - Schools</i>                       |
| <i>Animal Manure Application</i>               | <i>On-site Septic - Small Business</i>                |
| <i>Sludge Disposal Site</i>                    | <i>Sewage Waste Water Irrigation</i>                  |
| <i>Petroleum Storage/Pipelines</i>             | <i>Waste Transfer Stations</i>                        |
| <i>Mining Activities</i>                       | <i>Above-ground Storage Tanks</i>                     |
| <i>Parking Lot Runoff Detention Facilities</i> | <i>Activities Using Regulated Hazardous Materials</i> |

**Activities Involving High Risk Contaminants**

|  |  |
|--|--|
| <i>Solid Waste Disposal Facilities</i>                         | <i>Activities Using Radioactive Materials</i>      |
| <i>Activities Using Hazardous Waste Storage</i>                | <i>Petroleum Refining</i>                          |
| <i>Activities Using Industrial/Agriculture Injection Wells</i> | <i>Activities Using Below Ground Storage/Tanks</i> |
| <i>Activities Using Biologic/Toxic Waste</i>                   |  |

## 5. CELEBRATING OUR DIVERSE HERITAGE

### 5.1 STRATEGIC PLAN CONTEXT: BASIS FOR CELEBRATING OUR DIVERSE HERITAGE

"Celebrating Our Diverse Heritage" is the fourth of six Objectives in the Community Strategic Plan for achieving the Vision of the Chatham-Kent community. The Strategic Plan identifies the following Strategic Directions of high level actions necessary to ensure that Chatham-Kent's diverse heritage is recognized and supported:

- *Celebrate and support the communities of Chatham-Kent.*

This Strategic Direction is implemented through initiatives that result in increases in the number of community events in the municipality and participation at community events, as well as a reduction in event scheduling conflicts.

- *Protect and promote our diverse natural and historical areas and resources.*

This Strategic Direction is implemented through initiatives that result in increases in the number of recognized heritage properties / areas, signage at major points of entry, number of preserved historic buildings / structures, as well as maintenance of buildings and recognition of stewardship.

- *Provide recognition to people and organizations that make significant contributions to the stewardship of our natural and human heritage.*

This Strategic Direction is implemented through initiatives that result in an increase in the number of people involved in stewardship and the recognition of contributions by individuals, groups, organizations and the business community.

- *Encourage the community to embrace the diversity and heritage of all people.*

This Strategic Direction is implemented through initiatives that result in an increase in participation of diverse groups, cross-cultural / heritage events, and multi-cultural councils that are recognized by the Municipality.

### 5.2 CELEBRATING OUR DIVERSE HERITAGE

The Ontario Heritage Foundation recognizes that the buildings and cultural artifacts of Ontario's past provide communities with fascinating clues to the social, economic and cultural lives of those who came before us. The built and cultural heritage of the Chatham-Kent area dates back to when the land was first inhabited by First Nations peoples. Although the history spans many hundreds of years, artifacts and remnants of the past are scarce resources, many of them lost due to urbanization and agricultural activities in the rural area. The conservation of heritage resources is very important to the Chatham-Kent community.

The Official Plan provides the policy framework and guidance for heritage conservation in Chatham-Kent in keeping with the Community Strategic Plan, provides for the implementation of the built and cultural heritage policies of the Provincial Policy Statement at the municipal level and the application of the Heritage Act for buildings and districts.

*Celebrating Chatham-Kent's Diverse Heritage Goal: To ensure that Chatham-Kent's rich history serves to benefit present and future residents of the community.*

### 5.3 HERITAGE RESOURCE POLICIES

Cultural heritage includes historically and architecturally significant buildings and structures, archaeological and cultural artifacts and cultural landscapes. Cultural heritage is important because it provides communities with links to their past. In addition to built heritage, Chatham-Kent also has a rich history that needs to be recognized, including the area's unique history related to American slavery and the Underground Railroad.

*It shall be the objective of Chatham-Kent to:*

- 5.3.1.1 *Support and encourage the preservation of the municipality's rich cultural heritage resources.*
- 5.3.1.2 *Encourage the documentation, display, interpretation and celebration of the municipality's cultural heritage.*

*It shall be the policy of Chatham-Kent that:*

- 5.3.2.1 *Citizen participation in built heritage conservation may be facilitated through a volunteer Local Architectural Conservation Advisory Committee (LACAC) established by Council.*
- 5.3.2.2 *The Municipality may also seek the advice of local historical societies, genealogical societies, etc., in addressing complex cultural heritage matters.*
- 5.3.2.3 *Council shall support outreach and educational programs by the LACAC that promote heritage conservation in the community.*
- 5.3.2.4 *An inventory of designated heritage properties shall be maintained and in consultation with the LACAC. The Municipality shall also maintain a list of properties worthy of designating under the Heritage Act and endeavour to have these properties designated. Signage shall be erected to indicate that a property is a designated heritage property.*

- 5.2.3.5 *The Municipality shall encourage the designation of sites of national significance as national historic sites.*
- 5.3.2.6 *The Municipality shall encourage the use of conservation easements registered on title as an alternative to designation under the Heritage Act.*
- 5.3.2.7 *The Municipality shall encourage its citizens to voluntarily register conservation easements on their property.*
- 5.3.2.8 *Where a heritage feature is part of a development proposal and the feature is not being dedicated to the Municipality, the requirement for a conservation easement may be included as a condition of approval for a Site Plan or Plan of Subdivision.*
- 5.3.2.9 *Adaptive re-use of heritage properties shall be promoted, such as the conversion of a historic building to a museum or community meeting space.*
- 5.3.2.10 *To ensure that heritage properties remain in their context, the relocation of heritage buildings or structures shall be discouraged.*
- 5.3.2.11 *The Municipality may establish heritage conservation districts pursuant to the Heritage Act to control the erection, demolition or alteration of buildings. The boundaries of the heritage conservation district shall be established in consultation with the LACAC, the affected property owners and the surrounding community. The following criteria shall be used to guide the establishment of a heritage conservation district:*
- a) *Buildings, structures and/or streetscapes are representative of a certain historic period;*
  - b) *Buildings and/or structures are of a particular architectural style or have unique architectural features; and/or,*
  - c) *Buildings, structures and/or streetscapes are related to a unique local event or period that shaped the development of the neighbourhood/community.*
- 5.3.2.12 *The Municipality shall prepare urban design guidelines for heritage conservation districts to guide the erection or alteration of buildings.*
- 5.3.2.13 *A Community Improvement Plan area may encompass all or part of a heritage conservation district so that grants, loans and/or tax incentives may be made available for the preservation and enhancement of heritage buildings.*
- 5.3.2.14 *The preservation of cultural landscapes in the rural area such as hedgerows, stone fences or tree lines is encouraged.*
- 5.3.2.15 *The Municipality shall maintain information regarding areas of archaeological potential in Chatham-Kent. Where a development is proposed on lands of archaeological potential, a Stage I Archaeological Assessment shall be*

*required.*

5.3.2.16 *Development shall not be permitted on lands containing archaeological artifacts unless the artifacts have been properly documented in accordance with Provincial agency requirements.*

5.3.2.17 *Where significant archaeological resources must be preserved on-site, alteration that changes the heritage characteristics of the site and its features shall not be permitted.*

5.3.2.18 *Pioneer and other cemeteries shall remain in their original location and relocation to accommodate private development shall not be permitted.*

5.3.2.19 *To recognize and support the strong African-American and African-Canadian influence on Chatham-Kent's heritage, the Municipality shall:*

a) *make its facilities available for public celebrations and events in support of Black History Month (February);*

b) *work with the Province to ensure appropriate signage along those sections of Highway 40 which are part of the African-Canadian Heritage Tour.*

#### **5.4 HUMAN SERVICES POLICIES**

In addition to "hard" services such as water and sewer services, Chatham-Kent also provides "soft" services such as homes for the aged and social housing, and delivers social assistance programs. These "soft" services are essential to maintaining the community's quality of life and ensuring that the special needs of socio-economic groups such as seniors, the physically challenged, low-income persons, etc., are served within the Chatham-Kent community. Planning for human services also ensures that the Municipality offers adequate opportunities for education, recreation and the arts.

*It shall be the objective of Chatham-Kent to:*

5.4.1.1 *Ensure that the needs of all socio-economic groups within the Municipality are adequately served.*

*It shall be the policy of Chatham-Kent that:*

5.4.2.1 *The provision of housing stock affordable and accessible to lower income residents shall be encouraged.*

5.4.2.2 *The Municipality shall encourage the provision of social housing to meet the range of persons in need.*

5.4.2.3 *The Municipality may pass a Municipal Housing Facility by-law to implement affordable housing as a community facility under the provisions of the Municipal Act and:*

- a) *enter into capital facility agreements for affordable housing with both private and non-profit companies;*
- b) *use property tax exemptions to encourage the construction of affordable housing; and,*
- c) *enter into public/private partnerships for the provision of new affordable housing.*

5.4.2.4 *The provision of social infrastructure (e.g. daycare centres) shall be encouraged within larger development proposals. The Municipality may facilitate the provision of social infrastructure through bonusing policies that allow for increased development density where a developer provides certain facilities.*

5.4.2.5 *Aging-in-place for seniors shall be encouraged so that:*

- a) *individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change;*
- b) *where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is available in residences for seniors, such as in a continuing care retirement community.*

5.4.2.6 *Long-term care facilities that meet the needs of the community shall be encouraged.*

5.4.2.7 *The Municipality shall have regard for the requirements of the Ontarians With Disability Act and:*

- a) *Prepare a Joint Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in their by-laws and policies, programs, practices and services;*
- b) *Establish a Joint Accessibility Advisory Committee, the majority of members being persons with disabilities, to address accessibility issues for the Municipality;*
- c) *Seek the advice of the Joint Accessibility Advisory Committee on the accessibility of all existing and new municipal facilities, and if appropriate, on the accessibility of development proposed in Site Plan Approval applications; and,*
- d) *The Joint Accessibility Advisory Committee shall advise Council*



*annually about the preparation, implementation and effectiveness of the Joint Accessibility Plan.*

- 5.4.2.8 *The Municipality shall endeavour to provide a barrier-free environment where possible.*
- 5.4.2.9 *A volunteer Public Art Advisory Committee may be established to advise Council of the need and adequacy of public art in the municipality. Public art in the municipality may incorporate themes supporting local history, civic pride, business and technology.*
- 5.4.2.10 *The provision of public art in downtown areas and main streets of the Urban Centres shall be encouraged. Larger development proposals shall also encouraged to incorporate public art. The Municipality may facilitate the provision of public art through bonusing policies that allow for increased development density where a developer provides public art. The appropriateness of the public art in a development proposal will be determined by the Public Art Advisory Committee.*
- 5.4.2.11 *In consultation with the School Boards, the need for new schools shall be identified. Where closure and sale of a school is proposed, the open space component of the school site may be retained or incorporated in a redevelopment proposal.*
- 5.4.2.12 *A wide-range of alternative educational opportunities shall be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.*
- 5.4.2.13 *Museums, theatres, cultural facilities, places of worship, health care facilities and recreation facilities in the Municipality shall be supported.*
- 5.4.2.14 *The programming of recreational facilities and activities shall be designed to meet the needs of the community.*
- 5.4.2.15 *New development shall be served with adequate emergency services. Stations for emergency vehicles will be located on arterial roads. New stations shall be designed to minimize negative noise, traffic or other impacts.*
- 5.4.2.16 *The Municipality shall adopt parks and open space standards that support the social, recreational and cultural needs of the community and which are sustainable. The park land standards and parks hierarchy shall be evaluated through a Parks and Recreation Master Plan for Chatham-Kent.*
- 5.4.2.17 *Natural heritage areas shall not be accepted as park land dedication under the Planning Act.*
- 5.4.2.18 *The Municipality may take cash-in-lieu of lands dedicated for park land purposes.*

**5.4.2.19** *A hierarchy of park land is in-place such that:*

- a) Regional parks will serve the broader Municipality;*
- b) Community parks will serve the individual Urban Centres;*
- b) District Parks will serve one or more neighbourhoods in an Urban Centre;*
- c) Neighbourhood Parks will serve the immediate neighbourhood.*

**5.4.2.18** *Open space linkages shall be provided to link parks and neighbourhoods.*

## 6.0 BUILDING COMMUNITY THROUGH PARTICIPATION

### 6.1 STRATEGIC PLAN CONTEXT: BASIS FOR BUILDING COMMUNITY THROUGH PARTICIPATION

"Building Community Through Participation" is the fifth of six Objectives in the Community Strategic Plan for achieving the Vision of the Chatham-Kent community. The Strategic Plan identifies the following Strategic Directions of high level actions necessary to ensure that Chatham-Kent's can build its community through participation:

- *Encourage, organize, support and recognize volunteers.*

This Strategic Direction is implemented through initiatives that result in increases in volunteer participation.

- *Encourage public participation in decision-making and input for all community issues.*

This Strategic Direction is implemented through initiatives that result in increases in the use of technology to improve the public's participation in forums / council meetings, and exposure to community decision-making and outcomes.

- *Promote understanding and communication among all community leaders and groups.*

This Strategic Direction is implemented through initiatives that result in increases in communication, co-operation and collaboration between groups, and accessibility to requested information and services.

- *Achieve a balance between municipal wide identity and the uniqueness of each community.*

This Strategic Direction is implemented through initiatives that result in increases in the acceptance of Chatham-Kent as one municipality, hosting of forums in urban centres outside of Chatham, the number of participants attending community focus activities outside of Chatham and cross-community involvement.

- *Build visionary leadership capacity in our community.*

This Strategic Direction is implemented through initiatives that result in increases in the recognition of outstanding citizens in the community, opportunities for leadership training, and the use of the Community Strategic Plan as a basis for community decisions.

## **6.2 BUILDING COMMUNITY THROUGH PARTICIPATION**

The implementation of the Official Plan requires the efforts of both the Municipality and the public. The Municipality acts as the administrator of the Official Plan and is required by the Province to maintain and update the Plan at regular intervals. Public input is needed to achieve a balance between the interests of the individual property owner and the interests of the larger Chatham-Kent community.

## **6.3 PLAN IMPLEMENTATION**

Through the *Planning Act*, the Municipality is required to have an Official Plan. The *Planning Act* also empowers Municipalities with various planning tools to implement the Official Plan. To use these tools, the Official Plan must identify them and make provision for their use.

*It shall be the objective of Chatham-Kent to:*

- 6.3.1.1 *Ensure that the Plan looks into the future to appropriately plan for the long-term needs of the community.*
- 6.3.1.2 *Use all appropriate mechanisms in the Planning Act to implement the Official Plan.*

### **6.3.2 Planning Horizon**

*It shall be the policy of Chatham-Kent that:*

- 6.3.2.1 *The planning horizon of the Official Plan shall be 20 years, from 2001 to 2021.*
- 6.3.2.2 *The lands designated for residential and non-residential development are based on projections to the year 2021. Expansions to designated growth centres shall be subject to the policies of Section 2 of this Plan.*

### **6.3.3 Planning Tools**

*It shall be the policy of Chatham-Kent that:*

- 6.3.3.1 *The Zoning By-law shall implement the land use designations and planning policies of the Official Plan and shall be amended accordingly.*
- 6.3.3.2 *During the transition period between the Official Plan coming into effect and the Zoning By-law being amended, where a conflict arises*

*between the permitted uses in the Official Plan and the Zoning By-law, the Zoning By-law shall prevail.*

6.3.3.3 *The Zoning By-law may contain a Future Development zone which may be applied on lands where it is not possible to determine the specific type, phasing and servicing of development.*

6.3.3.4 *The Zoning By-law may contain holding provisions which shall be used where it is necessary to zone lands for development in advance of specifically identified water, wastewater and / or stormwater services; road improvements or extensions; special land use policies; or, phasing of development.*

a) *The Zoning By-law may apply holding provisions to any area of the Municipality, zoning category, land use within a zoning category, or on a site specific basis.*

b) *The Zoning By-law may zone the lands for their future intended use and shall identify the lands subject to the holding provisions by adding the symbol "H" or "h" to the zoning category.*

c) *The Zoning By-law may identify the land uses permitted in the interim while the holding provisions are in effect.*

d) *Development or redevelopment of the lands cannot proceed until the symbol "H" or "h" is removed, and the Zoning By-law may state what specific conditions or works must be undertaken before the holding symbol can be removed and, which government or agency is responsible for providing clearance that the condition or requirement has been met.*

6.3.3.5 *The Zoning By-law may authorize increases in the height and density of residential or commercial development above that permitted in the Zoning By-law in return for the provision of:*

a) *affordable housing;*

b) *rental housing;*

c) *the preservation of buildings or structures of historical value;*

d) *parkland greater than that required through the provisions of this Plan;*

e) *community centres, day care or social-service type facilities; and,*

f) *public art.*

6.3.3.6 *A site-specific zoning by-law will establish the standards that apply if a bonus is awarded as noted in Section 6.3.3.5 above.*

6.3.3.7 *Temporary use by-laws may be enacted to allow the short-term use of lands, buildings, or structures that may not be in conformity with the Official Plan and Zoning By-law.*

a) *Where appropriate, temporary uses will be subject to the Site Plan Control provisions of the Official Plan;*

b) *The temporary use by-law shall describe the specific area affected and identify the period of time for which the use is authorized, up to three (3) years, with an allowance for one (1) additional three (3) year extension;*

c) *Upon the expiration of the by-law, the use shall cease to exist and will not be considered an existing use.*

6.3.3.8 *An Interim Control By-law may be enacted to control the use of lands and buildings until studies required by Council to assess planning and engineering issues are prepared and approved, and shall:*

a) *describe the specific area affected;*

b) *identify the period of time for which the by-law is in effect, up to one (1) year, with an allowance for one (1) additional extension of one (1) year which may be granted by amending the by-law, if the studies have not been finalized;*

c) *identify the uses prohibited and / or not prohibited.*

6.3.3.9 *A Legal Non-Conforming Use is a legal use of a parcel of land, building or structure that was established before the date the Zoning By-law was approved, but which does not conform to the land use designation, the policies of this plan, and / or the regulations in the Zoning By-law. An application for the enlargement or extension of a legal non-conforming use shall be judged as follows:*

a) *the proposed expansion is in proportion to the size of the non-conforming use;*

b) *the proposed expansion does not require an adjustment to the boundary between two areas of different land use;*

- c) *the proposed expansion does not increase its incompatibility with the surrounding area;*
- d) *conditions that may minimize any potential nuisances are agreed upon, including but not limited to, landscaping, screening, and setbacks; and,*
- e) *factors such as traffic safety, parking, loading, and municipal services have been considered.*

6.3.3.10 *Legal non-conforming uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are maintained.*

6.3.3.11 *All lands within Chatham-Kent shall be designated by-law as a Site Plan Control Area. The following classes of development shall be exempted:*

- a) *All farm operation operations including agriculture and farm related buildings or structures that are utilized in farming operations. Greenhouse farms and agricultural related commercial or industrial operations such as farm equipment sales and service and farm supply sales and off farm agricultural storage shall not be exempted from site plan approval;*
- b) *Single detached dwellings, residential buildings containing less than three dwelling units and single detached seasonal cottages; and*
- c) *Licensed aggregate operations that are controlled under the Aggregate Resources Act. The Municipality encourages the Ministry of Natural Resources to circulate the proposed rehabilitation plan to Chatham-Kent for comments.*

6.3.3.12 *The Municipality may request additional drawings or technical analyses above the minimum Site Plan Approval requirements identified by The Planning Act to address the specific issues of a proposed development.*

6.3.3.13 *Road widenings may be required as a condition of Site Plan Approval to meet the right-of-way widths in this Plan.*

6.3.3.14 *The Municipality may enter into a Site Plan Agreement with a developer to secure the requirements of a Site Plan Approval.*

## 6.4 PLANNING PROCESS

As the organization responsible for reviewing and approving planning applications, the

Municipality is required to follow the process specified under the Planning Act. While the Planning Act describes certain timelines for the review of planning applications, from both the perspective of customer service and economic development, the Municipality can positively influence the planning process. Where plans need to be circulated to various departments within the Municipality or to outside agencies, the Municipality can work to ensure a timely planning process.

*It shall be the objective of Chatham-Kent to:*

- 6.4.1.1 *Ensure that the planning process is conducted efficiently, fairly and openly.*

*It shall be the policy of Chatham-Kent that:*

- 6.4.2.1 *The review of planning applications will meet the timelines under the Planning Act regulations.*
- 6.4.2.2 *To assist in the timely review of planning applications, the Municipality may refuse to accept an application if it lacks the required material causing the application to be considered incomplete.*
- 6.4.2.3 *To reduce the incidence of refusal of applications, the Municipality will encourage pre-submission meetings with applicants that provide staff an opportunity to identify issues or special studies needed to accompany planning applications.*
- 6.4.2.4 *Planning applications will be circulated to Municipal departments and agencies in a timely manner, and the Municipality will endeavour to ensure the timely response on applications.*
- 6.4.2.5 *To ensure transparency in the planning process, the Municipality will maintain an updated list of all planning applications, their nature and their status and make the information available to the public.*
- 6.4.2.6 *Where it is apparent that a planning proposal may have an impact on an adjacent municipality, Chatham-Kent will seek input from that municipality on the issue.*

## 6.5 MONITORING AND PLAN REVIEW

The current framework and policies of the Chatham-Kent Official Plan are shaped by internal and external considerations. The Community Strategic Plan, for example, is the lead document from the Municipality's perspective because it represents the community's vision for Chatham-Kent. The Provincial Policy Statement is the lead external document,



representing the Provincial interests from a planning perspective. Both the community and the provincial perspectives must be represented in the Official Plan. Over the lifetime of the Plan, community desires will change as actions in the Community Strategic Plan are completed and the community itself grows and evolves. External forces (such as new Provincial policies) will also have a bearing on future iterations of this Plan.

*It shall be the objective of Chatham-Kent that:*

- 6.5.1.1 *The Official Plan is updated regularly and is responsive to local strengths and challenges, and external trends and opportunities.*

*It shall be the policy of Chatham-Kent that:*

- 6.5.2.1 *Indicators will be developed to assist with regular monitoring of the plan. Monitoring of the Plan will include an assessment of the success of the Community Strategic Plan and quantitative measures will be developed to assist in the evaluation of the Community Strategic Plan's qualitative goals and actions.*

- 6.5.2.2 *At a minimum, monitoring and review of the Official Plan will be conducted to meet the 5 year plan review requirement of the Planning Act. This review will be conducted after data from the most recent Census is available to ensure that the Plan incorporates up-to-date information.*

- 6.5.2.3 *Additional monitoring of the Official Plan may be included in:*

- a) *Quarterly briefings or status reports; and,*
- b) *Annual reports, such as reports prepared for capital and/or operational budgeting purposes.*

- 6.5.2.4 *All staff reports on development applications will assess the proposal's compliance with the Official Plan and the Community Strategic Plan.*

- 6.5.2.5 *To assist with monitoring and plan review, an information system will be maintained by the Municipality so that appropriate analysis of the changes in the social, economic, environmental and technological milieu in which the Plan is founded can be conducted.*

- 6.5.2.6 *Development applications in the Municipality will be monitored through the development approvals process.*

- 6.5.2.7 *Where appropriate, the Municipality may conduct special studies to inform the review and update of this Plan.*

## 6.6 FINANCIAL MANAGEMENT

Funding for municipal operations and capital improvements comes from the local tax assessment base, Provincial and Federal funding. The Provincial and Federal monies are earmarked for certain projects and a substantial portion of revenue from the local tax assessment is dedicated to a wide range of social, community and recreational services.

*It shall be the objective of Chatham-Kent to:*

- 6.6.1.1 *Ensure that the day-to-day operations of the Municipality continue to be conducted in a fiscally responsible manner; and,*
- 6.6.1.2 *Ensure that the cost of accommodating new growth is not burdened by the existing tax base.*

*It shall be the policy of Chatham-Kent that:*

- 6.6.2.1 *The co-ordination of services will continue to provide efficient and cost-effective municipal services.*
- 6.6.2.2 *Collaboration with other service providers will continue in order to provide for cost savings in service delivery.*
- 6.6.2.3 *Investments will be made in new technology that result in reductions in capital and/or operating costs.*
- 6.6.2.4 *New municipal facilities will be multi-purpose so that their usage can be maximized.*
- 6.6.2.5 *Financing arrangements that benefit the Municipality and/or reduce the burden on the tax assessment will be used, such as:*
- a) *Front-ending agreements for development;*
  - b) *Development charges; and/or,*
  - c) *Public-private-partnerships.*
- 6.6.2.6 *For proposed large scale land development, infrastructure, system or facility projects, the Municipality may undertake a fiscal impact study. The study will*

*determine the costs and benefits to the Municipality over a 20-year lifespan and any proposal that creates an undue burden on municipal resources may not be approved. All fiscal impact studies will also incorporate environmental and social indicators to address issues related to community well-being and quality of life, in keeping with the Community Strategic Plan.*

**6.6.2.7**        *The Municipality may implement user fees for certain services that it provides.*

## **6.7 PUBLIC CONSULTATION AND PARTICIPATION**

Public consultation and participation in the planning process is vital to the success of the Chatham-Kent community. This interaction helps ensure that planning decisions related to individual properties, neighbourhoods and Chatham-Kent as a whole are informed through appropriate public discussion and debate. The Municipality is responsible for advising stakeholders of upcoming planning decisions, providing information about the proposals, and ensuring that suitable venues are available for the public to convene. The substantial effort that is required for public consultation pays off in terms of building trust between local government and citizens, helping to create a shared sense of community, and providing for fairness in planning decisions.

*It shall be the objective of Chatham-Kent to:*

**6.7.1.1**        *Ensure that opportunities for public consultation and participation are provided for all planning decisions.*

*It shall be the policy of Chatham-Kent that:*

**6.7.2.1**        *Public meetings and notification for all planning decisions will be provided by mail or newspaper advertisement in accordance with the regulations of the Planning Act.*

**6.7.2.2**        *In addition to the Planning Act requirements, the Municipality may also consult with stakeholders using methods such as facsimile, e-mail, a notice posted on the Municipality's Internet site, or any other methods deemed appropriate to ensure sufficient participation in the planning process. Tools used for outreach may include the advertisements and mail notices identified in 6.7.2.1 above, as well as newsletters, media releases, surveys, etc.*

**6.7.2.3**        *The Municipality's Internet site will be used extensively to disseminate information related to planning matters, planning proposals and decisions.*

**6.7.2.4**        *The Municipality will make as much information available to the public to assist in their understanding of a development proposal including what is being*

*proposed, any potential impacts to the community, and any mitigation measures being proposed to address the impacts, subject to the Freedom of Information Act.*

**6.7.2.5** *Any Municipally-initiated planning study will incorporate a program of public consultation that exceeds the minimum statutory requirements for the study.*

**6.7.2.6** *Varying methods of consultation will be used to encourage interaction appropriate for the type of study, stage of the project, the nature of the issue(s) and the characteristics of the stakeholders being consulted. The Municipality will consider the use of:*

- a) Open houses;*
- b) Public Information Centres (PIC's);*
- c) Workshops;*
- d) Focus groups; and/or,*
- e) Public meetings.*

**6.7.2.7** *The Municipality will ensure adequate space is provided to accommodate public consultation events and use municipal facilities for public consultation events whenever possible.*

**6.7.2.8** *Public consultation sessions will be held in the community in which a study is being conducted or an issue is being discussed. Where the study or issue has a bearing on a number of communities, the consultation program will ensure that an adequate number of sessions in varying locations are provided to ensure that the interests of the affected communities can be fairly represented. This policy does not apply to a public meeting conducted as a statutory requirement.*



# Chatham-Kent

## New Official Plan

### Schedule A-1

### Land Use

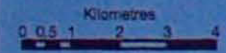


- Municipal Boundary
- Urban Centres
- Suburban Residential Area
- Hamlet Area
- Rural Settlement Area
- Estate Residential Area
- Recreational Residential Area
- Mobile Home Park Area
- Business Park
- Future Development Area Overlay
- Rural Industrial Area
- Highway Commercial Area
- Agricultural Area
- Recreational Area
- Seasonal Cottage
- Aggregate Resources
- Open Space & Conservation
- Waste Management Area

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# DRAFT

**Schedule Notes:**  
 This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.



**Drawing Notes:**  
 Map base by Ministry of Natural Resources, Natural Resource Information Branch.  
 Date: September 2003  
 File:G:GIS/Projects/019496/OP/Land Use 1.mxd  
 Map produced by: PK-KN  
 Map checked by: RSS

# DRAFT



## Chatham-Kent New Official Plan Schedule A-2 Land Use



- Municipal Boundary
- Urban Centres
- Suburban Residential Area
- Hamlet Area
- Rural Settlement Area
- Estate Residential Area
- Recreational Residential Area
- Mobile Home Park Area
- Business Park
- Future Development Area Overlay
- Rural Industrial Area
- Highway Commercial Area
- Agricultural Area
- Recreational Area
- Seasonal Cottage
- Aggregate Resources
- Open Space & Conservation
- Waste Management Area

### Drawing Notes:

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File:G:\GIS\Projects\019496\OP\Land Use 2.mxd

Map produced by: PK-KN

Map checked by: RSS



### Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.





# Chatham-Kent

## New Official Plan

### Schedule A-3

### Land Use

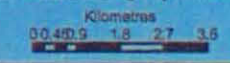


- Municipal Boundary
- Urban Centres
- Suburban Residential Area
- Hamlet Area
- Rural Settlement Area
- Estate Residential Area
- Recreational Residential Area
- Mobile Home Park Area
- Business Park
- Future Development Area Overlay
- Rural Industrial Area
- Highway Commercial Area
- Agricultural Area
- Recreational Area
- Seasonal Cottage
- Aggregate Resources
- Open Space & Conservation
- Waste Management Area
- Agricultural Buffer Area

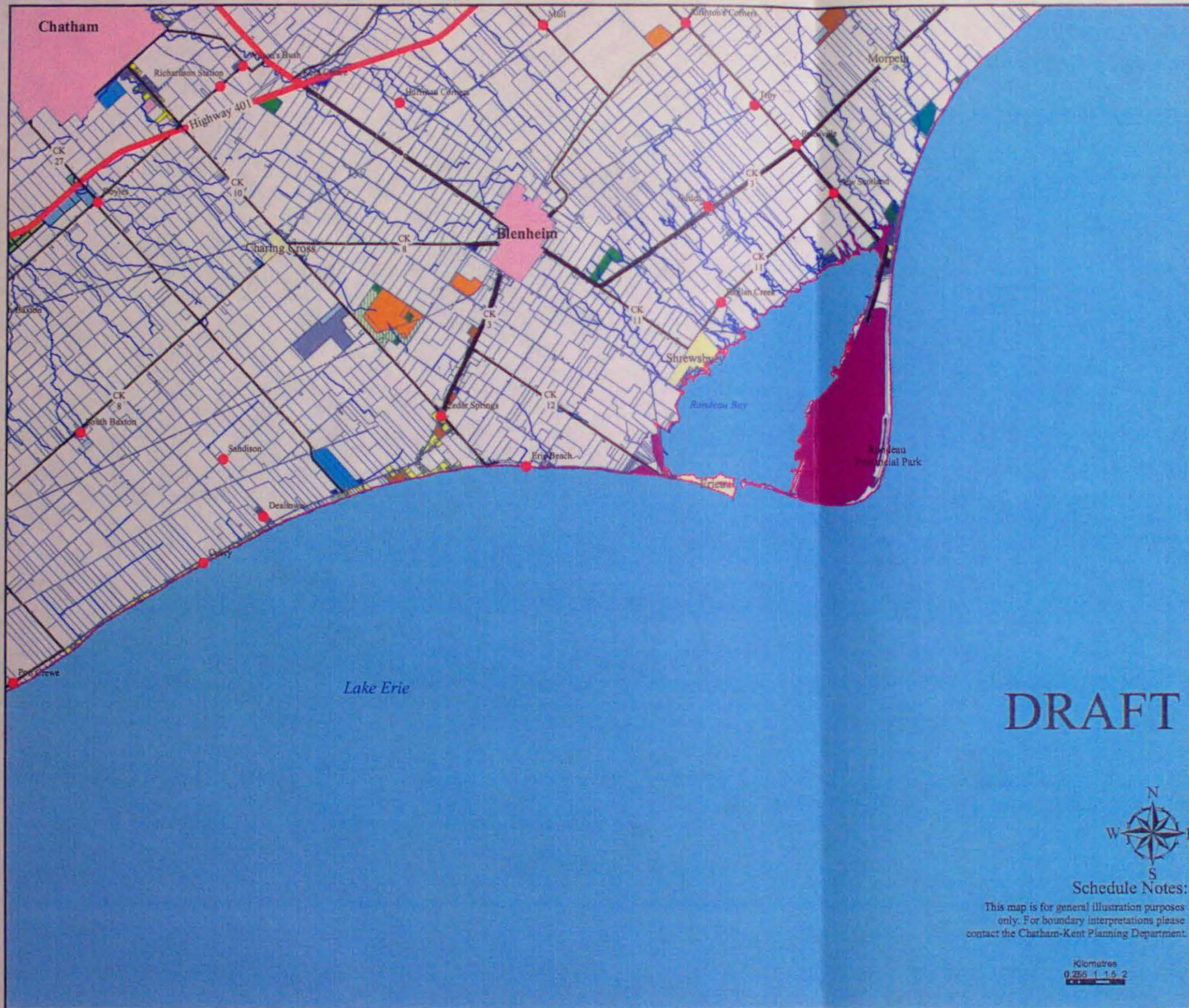


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**Schedule Notes:**  
 This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.



**Drawing Notes:**  
 Map base by Ministry of Natural Resources, Natural Resource Information Branch.  
 Date: September 2003  
 File:G:GIS/Projects/019496/OP/Land Use 3.mxd  
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 Map checked by: RSS



# Chatham-Kent

## New Official Plan

### Schedule A-4

#### Land Use



- Municipal Boundary
- Urban Centres
- Suburban Residential Area
- Hamlet Area
- Rural Settlement Area
- Estate Residential Area
- Recreational Residential Area
- Mobile Home Park Area
- Business Park
- Future Development Area Overlay
- Rural Industrial Area
- Highway Commercial Area
- Agricultural Area
- Recreational Area
- Seasonal Cottage
- Aggregate Resources
- Open Space & Conservation
- Waste Management Area
- Agricultural Buffer Area

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**Schedule Notes:**

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

Kilometres  
0 0.25 0.5 1 1.5 2

**Drawing Notes:**

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File:G:\GIS\Projects\019496\OP\Land Use 4.mxd

Map produced by: PK-KN

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





# Chatham-Kent

## New Official Plan

### Schedule B

### Road Network



-  Municipal Boundary
-  Urban Centres
-  Hamlets
- Road Classification**
-  Provincial Highway
-  Arterial Roads
-  Collector Roads
-  Local Roads

#### Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

#### Drawing Notes:

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File:G:\GIS\Projects\019496\OP\Road Network.mxd

Map produced by: PK-KN

Map checked by: RSS

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



# Chatham-Kent

## New Official Plan

### Schedule D

#### Community Improvement Areas



-  Municipal Boundary
-  Urban Centres
-  Hamlets
-  Community Improvement Areas

#### Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

#### Drawing Notes:

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File:G:GIS/Projects/019496/OP/CIP2.mxd

Map produced by: PK-KN








Map checked by: RSS



# Chatham-Kent



## New Official Plan Schedule E Natural Heritage & Hazards (Overlay Designations)

-  Municipal Boundary
-  Urban Centres
-  Natural Heritage  
Locally Significant Wetlands,  
Environmentally Significant Areas,  
Significant Woodlands (all woodlots greater  
than 2 ha) and Areas of Natural and  
Scientific Interest.
-  Flood Prone Areas
-  Lands Adjacent to  
Provincially Significant Wetlands  
(120 metres)
-  Provincially Significant Wetlands  
For information purposes only;  
designated on Schedule "A".
-  Potential Corridor  
For information purposes only,  
not an overlay designation.

### Schedule Notes:

This map is for general illustration purposes only.  
For boundary interpretations please contact the  
Chatham-Kent Planning Department.

### Drawing Notes:

Map base by Ministry of Natural  
Resources, Natural Resource Information Branch.

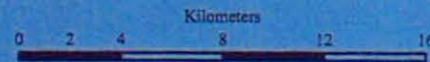
Date: September 2003

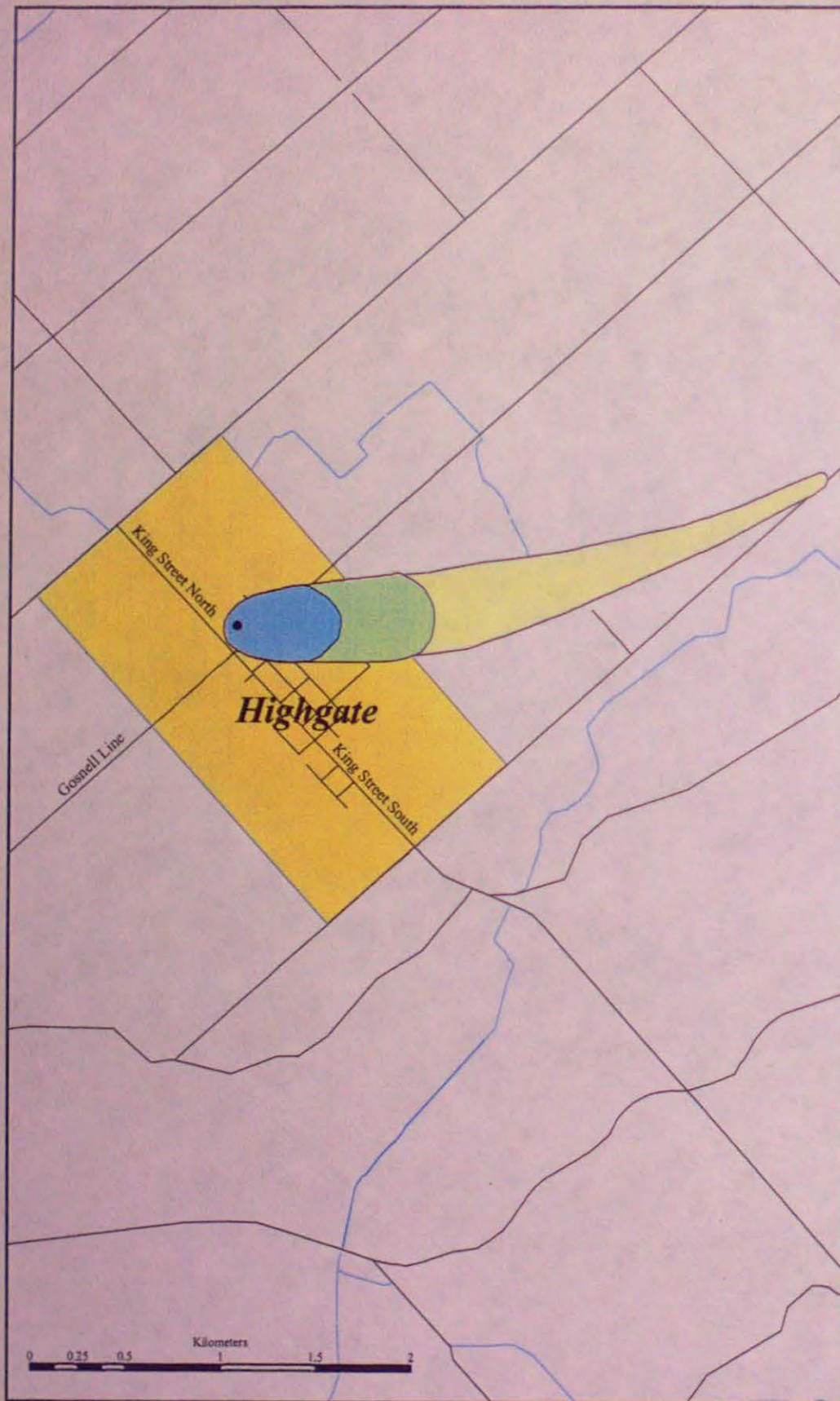
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Map produced by: PK-KN

Map checked by: RSS

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








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**Chatham-Kent**  
 New Official Plan  
 Schedule F1  
 Wellhead Protection  
 Highgate & Ridgetown



-  Municipal Boundary
-  Roads
-  Urban Centres
-  Hamlets
-  Wellhead
-  2 Year Time-of-Travel
-  5 Year Time-of-Travel
-  10 Time-of-Travel

**Schedule Notes:**

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

**Drawing Notes:**

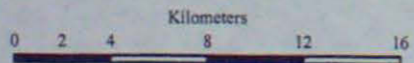
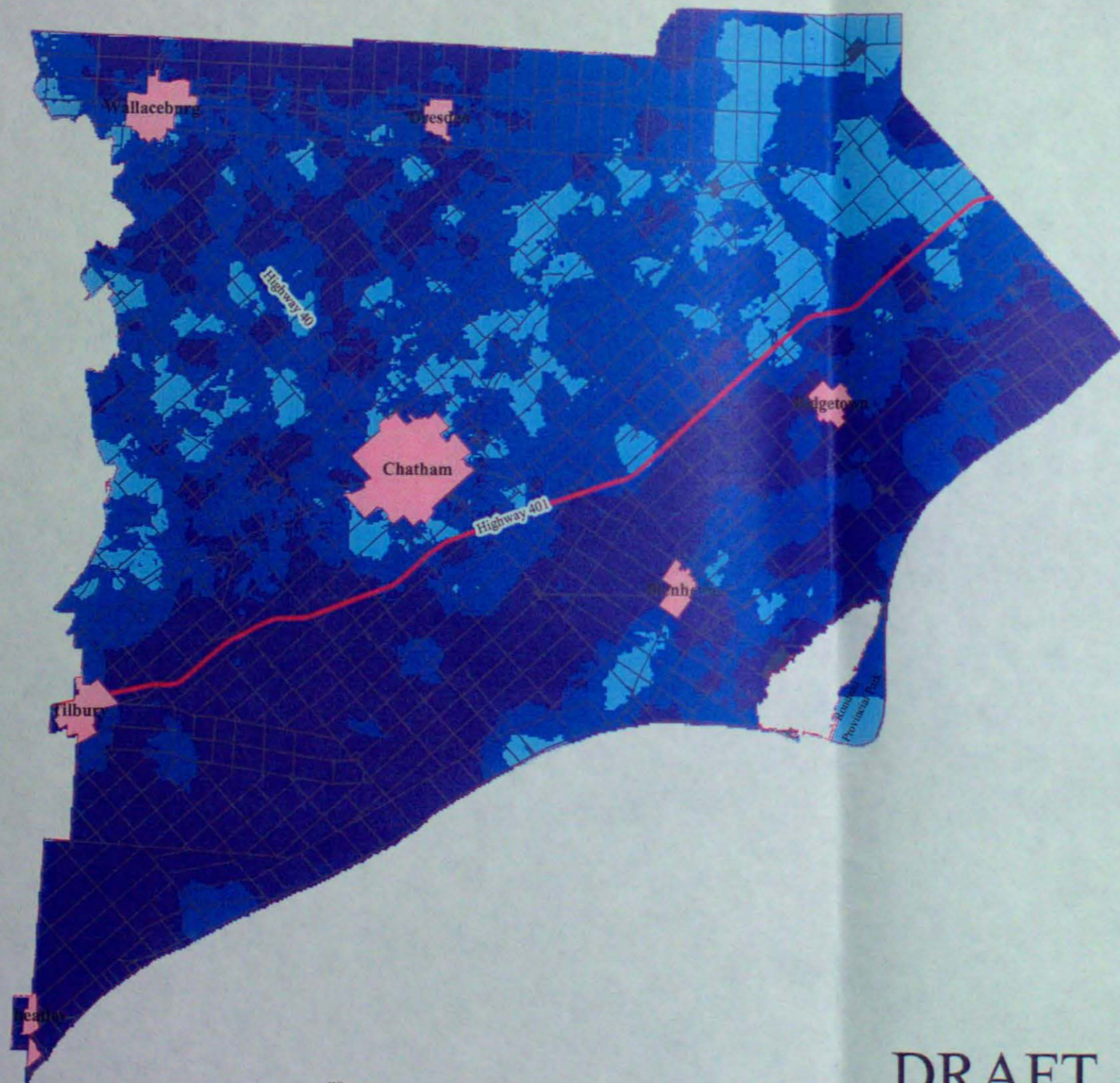
Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File: G:\GIS\Projects\019496\OP\Wellhead Protection.mxd

Map produced by: PK-KN

Map checked by: RSS









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# Chatham-Kent

New Official Plan



## Schedule F2 Intrinsic Susceptibility

-  Municipal Boundary
-  Roads
-  Urban Centres
-  Low Susceptibility Area
-  Medium Susceptibility Area
-  High Susceptibility Area

### Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

### Drawing Notes:

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: July 2003

File:G:GIS/Projoects/019496/OP/base.mxd

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# Chatham-Kent



New Official Plan  
Appendix 4.4

## Natural Heritage Features

- Municipal Boundary<sup>1</sup>
- Urban Centres
- Potential Corridor
- Provincially Significant Wetlands<sup>2,3</sup>
- ESAs (SCRCA)<sup>2</sup>
- Locally Significant Wetlands<sup>4</sup>
- Forest with 200m interior (> 2ha)<sup>5</sup>
- Forest with 100m interior (> 2ha)<sup>5</sup>
- Forest with no interior (> 2ha)<sup>5</sup>
- Provincial ANSIs<sup>3</sup>
- Conservation Authority Properties

### Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the Chatham-Kent Planning Department.

### Data Sources:

1. Municipality of Chatham-Kent
2. St. Clair Region Conservation Authority
3. Lower Thames Valley Conservation Authority
4. Ontario Ministry of Agriculture and Food
5. Dillon Consulting Limited

### Drawing Notes:

Map base by Ministry of Natural Resources, Natural Resource Information Branch.

Date: September 2003

File:G:\GIS\Projects\019496\OP\Natural Heritage.mxd

Map produced by: PK-KN

Map checked by: RSS

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