



# ***Chatham-Kent Ontario, Canada***

## **MUNICIPALITY OF CHATHAM-KENT**

### **PLANNING AGENDA**

**Monday March 17, 2008  
6:00 P.M.**

**Council Chambers  
Chatham-Kent Civic Centre  
315 King Street West  
2<sup>nd</sup> Floor  
Chatham, Ontario  
N7M 5K8**

Agenda available on-line at [www.chatham-kent.ca](http://www.chatham-kent.ca)

Please Note: All cellular phones and pagers must be switched to a non-audible function during Council meetings.

### **PROCESS - PLANNING MEETINGS**

The process to be followed for each application will be as follows:

1. The application will be announced by name of applicant, the type of application, the municipal file number, and its location.
2. The Mayor will ask if there is anyone present, other than the applicant or his/or her agent, with an interest in the application, and to indicate so by raising their hand.

**If there is no one present indicating an interest in the application, Council will proceed as follows:**

1. There will be no presentation by the consultant or administration.
2. The consultant and administration will be asked if they wish to make additional comments regarding the report or recommendations.
3. Council will be asked if it has any questions of the consultant or administration.
4. The applicant will be asked if he or she has any comments.
5. The consultant and administration will be asked if they have comments based on any discussion that may have occurred.
6. Council will be asked what action it wishes to take with regard to the application.

**If someone other than the applicant or the applicant's agent indicates an interest in the application, Council will proceed as follows:**

1. The consultant will present the report.
2. Council will be asked if it has any questions of the consultant or administration.
3. Individuals or their agent present, with an interest in the application, other than the applicant, will be asked to proceed to the podium, provide their name and address, and address Council with their comments, concerns, questions.
4. Council will be asked if it has any questions of each presenter.
5. The applicant will be asked if he or she has any comments.
6. Council will be asked if it has any questions of the applicant.
7. The consultant and administration will be asked if they have any comments based on any discussion that may have occurred.
8. Council will be asked what action it wishes to take with regard to the application.

*Please note: If any person or public body that files an appeal of a decision of The Corporation of the Municipality of Chatham-Kent in respect of a proposed planning application does not make any oral submission at the public meeting or any written submission to The Corporation of the Municipality of Chatham-Kent before the proposed Zoning By-law Amendment is approved, the Ontario Municipal Board may dismiss all or part of the appeal.*

*Information on Council's actions tonight will be published on the Municipal Website ([www.city.chatham-kent.on.ca](http://www.city.chatham-kent.on.ca)). All persons receiving notice of this meeting will receive a Notice of the Passing of a By-law, relating to any of the planning applications presented here tonight, if approved, including appeal procedures. Any other person who wishes to receive a Notice of Passing or a Notice of Council's decision must submit a written request to the Municipal Clerk.*

**1. CALL TO ORDER**

(Acting Mayor – Pickard)

**2. APPROVAL OF SUPPLEMENTARY AGENDA**

**3. DISCLOSURES OF PECUNIARY INTEREST  
(DIRECT OR INDIRECT) AND THE GENERAL NATURE THEREOF**

**4. PLANNING SERVICES**

- a) Combined Consent (File B-07/08) and  
Zoning By-law Amendment (D-28 HO/06/08/L)  
Hazel Marion Leatherdale & Jerry, Jason & Duane Deprez  
21134 Scane Road  
Part of Lot 6, Concession 7  
Community of Howard (East Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
- b) Zoning By-law Amendment (File D-14 DR/18/07/M)  
Millennium Building Systems, Canada Ltd. & Joan Richardson & Don Gibbs  
263 & 265 Main St.  
Pt. Lots 13, 14, 15, & 16,  
Plan 131, Parts 1, 2, 6, & 7, RP 24R 7034  
Community of Dresden (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council

- c) Combined Consent (File B-03/07) and  
Zoning By-law Amendment (File D-28 CH/02/08/K)  
Hatem Kobrossy & Thames Van Farms Ltd.  
595 Gregory Drive East,  
Part of Lot 4, Concession 3  
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
- d) Combined Consent (File B-125/07) and  
Zoning By-law Amendment (File D-28 CH/94/07/V)  
Von Neuberg Farms Ltd.  
25274 Caledonia Road  
Part of Lot 9, Concession 8  
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
- e) Combined Consent (File B-124/07) and  
Zoning By-law Amendment (File D-28 CH/93/07/V)  
Von Neuberg Farms Ltd.  
595 McNaughton Ave. E.  
Part of Lot 4, Concession 2  
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council

- f) Combined Consent (File B-123/07) and  
Zoning By-law Amendment (D-28 CH/91/07/V)  
Von Neuberg Farms Ltd.  
8299 McCreary Line  
Part of Lot 23, Concession 3  
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
- g) Combined Consent (File B-122/07) and  
Zoning By-law Amendment (File D-28 CH/19/07/V)  
Von Neuberg Farms Ltd.  
6015 Stewart Line  
Part of Lot 4, Concession 3 (Gore)  
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
- h) Combined Consent (File B-120/07) and  
Zoning By-law Amendment (File D-28 DO/90/07/V)  
Von Neuberg Farms Ltd.  
8480 Wren Line  
Part of Lot 5, Concession 18  
Community of Dover (North Kent)
- Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council

- i) Minor Variance (File A-04/08)  
Wouter & Jose Van Leeuwen  
13582 Spence Line  
Part of Lots 16 & 17, Concession 7  
Community of Howard (East Kent)
  - Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council
  
- j) Combined Applications for Amendment to Draft Plan of Subdivision (36T-90001)  
Official Plan Amendment (OPA 91) &  
Zoning By-law Amendment (D-28 C/88/06/J)  
Jodamar Properties Ltd.  
Part of Lots 21 & 22, Concession 2, E.B.  
Community of Chatham (City)
  - Presentation by Administration/Planning Consultant
  - Public Input
  - Presentation by Applicant
  - Discussion
  - Action by Council

## **5. BY-LAWS**

- (a) **FIRST READING**
- (b) **SECOND READING**
- (c) **COUNCIL TO GO INTO COMMITTEE, IF REQUIRED, TO DISCUSS BY-LAWS**
- (d) **RESUMPTION OF COUNCIL**
- (e) **THIRD AND FINAL READING**
  - i. By-law to amend Zoning By-law No. 86-65, as amended, of the former Township of Howard (Hazel Marion Leatherdale & Jerry, Jason & Duane Deprez) (Hansen #4441)
  - ii. By-law to amend Zoning By-law No. 1196, as amended, of the former Town of Dresden (Millennium Building Systems, Canada Ltd. & Joan Richardson &

Don Gibbs) (Hansen #4394)

- iii. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Hatem Kobrossy & Thames Van Farms Ltd.) (Hansen #4433)
- iv. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Von Neuberg Farms Ltd.) (Hansen #4407)
- v. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Von Neuberg Farms Ltd.) (Hansen #4406)
- vi. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Von Neuberg Farms Ltd.) (Hansen #4405)
- vii. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Von Neuberg Farms Ltd.) (Hansen #4404)
- viii. By-law to amend Zoning By-law No. 90-40, as amended, of the former Township of Dover (Von Neuberg Farms Ltd.) (Hansen #4403)
- ix. By-law to amend By-law No. 9317 of the former City of Chatham – By-law to amend the existing zoning of a 2.6 acre vacant parcel of land located at the end of Keil Drive South, known as Lots 21 and 22, Concession 2, E.B. in the former City of Chatham (Jodamar Properties Ltd) (Hansen #3374)
- x. By-law to adopt Amendment No. 91 to the Official Plan for the Municipality of Chatham-Kent (Chatham – City)
- xi. By-law to confirm proceedings of the Council of the Corporation of the Municipality of Chatham-Kent at its meeting held on the 17<sup>th</sup> day of March 2008

## **6. RESOLUTION RE: IN-CLOSED SESSION & ADJOURNMENT**

That Chatham-Kent Council adjourn to its next Meeting to be held at 6:00 p.m. on **Tuesday, March 25, 2008** and that Chatham-Kent Council authorize itself to meet in closed session prior to such Meeting to discuss any matters permitted by The Municipal Act.