

**MUNICIPALITY OF CHATHAM-KENT**  
**COMMUNITY DEVELOPMENT AND PLANNING SERVICES**  
**PLANNING SERVICES**  
**INFORMATION REPORT**

**TO:** Mayor and Members of Council

**FROM:** Ryan Jacques  
Planning Technician, Planning Services

**DATE:** February 10, 2010

**SUBJECT:** Delegated Planning Approvals/Citizen Panel Approvals  
October 1, 2009 - January 31, 2010

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This report is for the information of Council.

**BACKGROUND**

In 2002, Council delegated authority to staff for the following planning approvals:

1. Site plans with an estimated construction value of less than \$2 million
2. Consents with no zoning, minor variance or official plan amendment
3. Variance from By-law less than 10%

The Committee of Adjustment Citizen Panel was approved in 2002 for the following planning approvals:

1. Variance from By-law greater than 10%
2. Consents with a minor variance

**COMMENTS**

From October 1, 2009 to January 31, 2010, the Staff Panel and the Citizen Panel dealt with Committee of Adjustment applications listed in Appendix "A".

From October 1, 2009 to January 31, 2010, staff dealt with Site Plan Applications listed in Appendix "B".

Additional details on these applications can be obtained from Planning Services.

**CONSULTATION**

The Technical Advisory Committee, consisting of staff members from a variety of departments and agencies, was consulted on each application. Storey Samways Planning Ltd. conducted the planning analysis and prepared planning reports for each application. No other departments were consulted on this report.

**FINANCIAL IMPLICATIONS**

These approvals will result in increased tax revenues, although specific amounts have not been identified by the Provincial Assessment Office and cannot be quantified at this time.

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Attachments: Appendix "A" – Committee of Adjustment Approvals  
Appendix "B" – Administrative Site Plan Approvals

c: Technical Advisory Committee

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**APPENDIX “A”**  
**Committee of Adjustment Approvals**

#	Hansen Number	Applicant	Address of Subject Property (Ward)	Description
<b>Staff Panel – Consents</b>				
1	5679	Harold Leslie Prout	7601 Fourteenth Line RALEIGH (South Kent)	Grant an easement/right-of-way for an oil/gas pipeline.
2	5680	No-Bil Farms Ltd.	Four Rod Roads and Fourteenth Line RALEIGH (South Kent)	Grant an easement/right-of-way for an oil/gas pipeline.
3	5681	D. Scott Russell	7582 Thirteenth Line RALEIGH (South Kent)	Grant an easement/right-of-way for an oil/gas pipeline.
4	5696	Carl McDonald & David McDonald	12608 Smoke Line CAMDEN (East Kent)	Create 1 new rural residential lot, together with an easement for access for maintenance of a water line.
5	5724	Richard and Elaine Ross	8813 Darrell Line CHATHAM (TWP.) (North Kent)	Create 1 new agricultural lot.
6	5805	Maria Alves	958, 962 & 974 Old Glass Road WALLACEBURG (Wallaceburg)	Create 2 new industrial lots and sever and convey 3 parts as lot additions to abutting lands, together with rights-of way over the lot addition lands.
7	5749	John Bond, Robert Bond and Mary Anne Dennis	5446 & 5442 Stewart Line CHATHAM (TWP.) (North Kent)	Sever and convey lands as a lot addition to an abutting residential lot.
8	5770	Brian and Grace Szucs	7573 Belle Rose Line DOVER (North Kent)	Create 1 new agricultural lot.
9	5774	Jacqueline Dennis	17 & 19 regal Drive TILBURY (West Kent)	Sever and convey lands as a lot addition to an abutting residential lot.
10	5794	Keilcroft Farms Ltd.	6929 Eighth Line RALEIGH (South Kent)	Sever and convey a parcel of land to an abutting rural residential lot.
11	5811	Robert Charles Schepanowski	880 Charing Cross Road RALEIGH (South Kent)	Sever and convey a parcel of land to an abutting residential lot.

12	5833	John Faas Construction Ltd.	7 Harold Street South RIDGETOWN (East Kent)	Create 1 new residential lot for a semi-detached dwelling unit.
<b>Staff Panel – Minor Variances</b>				
13	5833	John Faas Construction Ltd.	7 Harold Street South RIDGETOWN (East Kent)	Reduce the lot area and lot frontage of the severed and retained parcels.
<b>Citizen Panel – Minor Variances</b>				
14	5691	Todd Gilhuly and Kim Ann Gilhuly MacDonald	404 Nelson Street WALLACEBURG (Wallaceburg)	Permit the construction of a semi-detached dwelling with reductions in lot area; side and rear yard setbacks and relief from required parking setbacks.
15	5753	Tim and Betty Rylett	92 Sherwood Court CHATHAM (Chatham)	Increase the lot coverage and reduce the rear yard setback for a roof over an existing deck.
16	5779	Jonathon Butler	52 Kent Street CHATHAM (Chatham)	Permit the construction of a single detached dwelling on an undersized lot; reduce front and rear yard setbacks for an existing dwelling on the lot.
17	5869	1228839 Ontario Inc.	429 Grand Avenue East CHATHAM (Chatham)	Permit the construction of 4- storey mixed-use commercial residential building with an increase in building height.

**APPENDIX “B”  
Administrative Site Plan Approvals**

#	Hansen Number	Applicant	Address of Subject Property (Ward)	Description
<b>Administrative Approval – Site Plans</b>				
1	5471	478835 Ontario Limited	602 Richmond Street CHATHAM (Chatham)	Construction of a 329 sq. m addition to an existing building.
2	5650	Peck Holdings Inc.	17 Tilbury Street TILBURY (West Kent)	Construction of a 595 sq. m warehouse/retail building.