

**Notice of Public Meeting to Consider an  
Official Plan Amendment, Consent and Zoning By-law Amendment**

Take Notice that the Municipality of Chatham-Kent has received applications from **726438 Ontario Limited (formerly Baldoon Golf & Country Club)** for approval of 1) an amendment to the official plan (Chatham-Kent OPA #37) (File D-28 CH/24/14/B) under Section 22; 2) a consent (File B-56/14), under Section 53 and 3) an amendment to the zoning by-law (File D-28 CH/24/14/B) under Section 34, all of the Planning Act, R.S.O.1990, c.P.13, as amended. These applications apply to the parcel of land located at 7015 and 7018 Dufferin Avenue, Part of Lot 1, Concession 2, Part 1, RP 24R 4224, Part 1, RP 24R 2408 & Part 24, RP 24R 5911, in the Community of Chatham (Township). These applications will be heard by Municipal Council on the date, time and place shown below:

DATE:	Monday, May 15, 2017	TIME:	6:00 p.m.
LOCATION:	Municipality of Chatham-Kent Council Chambers		
ADDRESS:	315 King Street West, Chatham, ON		

**Purpose and Effect:** The subject parcel is a 39.5 ha (97.65 ac.) parcel containing a former Baldoon 18 hole golf course, clubhouse and outbuildings. The golf course has been closed since 2014 and was sold to the current owners (726438 Ontario Limited) in 2016. In late 2014, the previous owners (Baldoon Golf & Country Club) submitted planning applications to obtain the necessary planning approvals to convert the majority of the property to farmland and to create a lot for the former clubhouse that will continue to be operated as a restaurant and banquet facility.

In order to support the planning applications, due to the presence of a nearby provincially significant wetland to the northwest of the property; an existing pond complex within the golf course and the Dykeman Drain on the eastern boundary of the subject lands, an environmental impact assessment, known in this case as a Development Assessment Report (DAR), was required by the policies of the Provincial Policy Statement (PPS) and Chatham-Kent Official Plan (OP). The previous owners engaged an environmental consultant to conduct the necessary natural science studies and to prepare the DAR. The necessary field studies were completed in late 2014 through the first half of 2015 before any site alteration to the property was undertaken. The report was completed and submitted to the Municipality in March 2016. The main findings of the DAR, in the opinion of the consultant, were that the pond complex and Dykeman Drain were considered Significant Wildlife Habitat as defined by the PPS and potentially Significant Habitat for Endangered Species (Eastern Foxsnake). Therefore, it was recommended that they should be protected or that the owner pursue an Overall Benefit Permit process with the Ministry of Natural Resources and Forestry (MNRF) in order to backfill the ponds, if they were deemed to be Habitat for Endangered Species through further consultation with MNRF. Therefore, the principal recommendations of the DAR were that:

- The pond complex be preserved and surrounded by a ten (10) metre naturalized area buffer.
- The Dykeman Drain habitat be protected by a three (3) metre naturalized area buffer.
- Alternatively, the owners could pursue an Overall Benefit Permit process with the Ministry of Natural Resources and Forestry (MNRF) in order to backfill the ponds, if necessary.

The previous owners decided not to pursue further discussions with MNRF about potentially backfilling the ponds and instead decided to move forward with the concept of protecting the pond complex along with the recommended naturalized buffers. Therefore, the original planning documents and July 5, 2016 planning report by Storey Sawmays Planning Ltd. were prepared on this basis and the planning applications were originally scheduled to be considered by Council in the summer of 2016. However, when the current owners acquired the property in the summer of 2016, they requested that the applications be deferred so that they could reconsider the planning applications and to provide them with an opportunity to have further discussions with MNRF. Ongoing dialogue with the various agencies, the Municipality and the owners took place in late 2016 and early 2017. To summarize, based on these discussions and further review of the DAR, it was concluded by MNRF that the ponds on the former golf course are not considered Provincially Significant Wetlands and not considered regulated habitat for Eastern Foxsnake. Therefore, the ponds do not receive protection under the *Endangered Species Act* and an Overall Benefit Permit is not required to alter them. However, the ponds are considered Significant Wildlife Habitat as defined by the PPS and the PPS protects Significant Wildlife Habitat from development and site alteration unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. One of the ways to achieve this is to provide an enhanced habitat compensation area based on a compensation ratio of 1:1. The pond complex covered approximately 0.8 ha (2 acres) and the owners do not propose any alterations to the Dykeman Drain itself, as it is a Municipal Drain under the *Ontario Drainage Act*. Therefore, the owners, with the assistance of Ontario NativeScape, have prepared a habitat compensation plan, which will protect and enhance approximately 0.9 ha (2.15 acres) in the northwest corner of the property. MNRF has reviewed the habitat compensation plan and is satisfied with the 1:1 compensation ratio, its design and location. The habitat restoration plan is provided with this Notice.

Based on this approach, the current owners are now once again moving forward with the planning applications with some minor amendments. In order to undertake the proposed conversion of the former golf course to farmland, and to create a lot for the former clubhouse, the following *Planning Act* approvals are required:

- 1) A consent to sever the former clubhouse on a 1.15 ha (2.84 acre) lot and to retain the balance of the property for conversion to farmland, save and except for a 0.87 ha (2.15) parcel in the northwest corner of the property to be set aside as a naturalization area;
- 2) An Official Plan amendment to re-designate certain lands from Recreational Area to:
  - i. Agricultural Area to permit agricultural uses on the majority of the former golf course portion of the property;
  - ii. Conservation / Open Space Lands to protect the naturalization area; and
  - iii. Highway Commercial for those lands that are currently occupied by the restaurant and banquet facility.
- 3) A zoning amendment to:
  - i. rezone the retained parcel to an agricultural classification and hazard land classification for the lands designated Open Space / Conservation in the Official Plan Amendment; and
  - ii. rezone the severed parcel to an appropriate highway commercial classification.

**Any Person** may attend the public meeting and/or make written representation in support of or in opposition to the proposed consent, official plan amendment and zoning by-law amendment. Those who wish to address Council respecting this matter are requested to notify the Municipal Clerk's Office by telephone prior to the meeting at 519.360.1998.

**If You Wish** to be notified of the decision of the proposed consent, adoption of the proposed official plan amendment and zoning by-law amendment, or refusal of a request to amend the official plan and zoning by-law, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

**If a Person or Public Body** does not make oral submissions at a public meeting or make written submissions to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent before a decision of the proposed consent is made or before the proposed official plan amendment and zoning by-law amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

**If a Person or Public Body** does not make oral submissions at a public meeting or make written submissions to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent before a decision of the proposed consent is made or before the proposed official plan amendment and zoning by-law amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

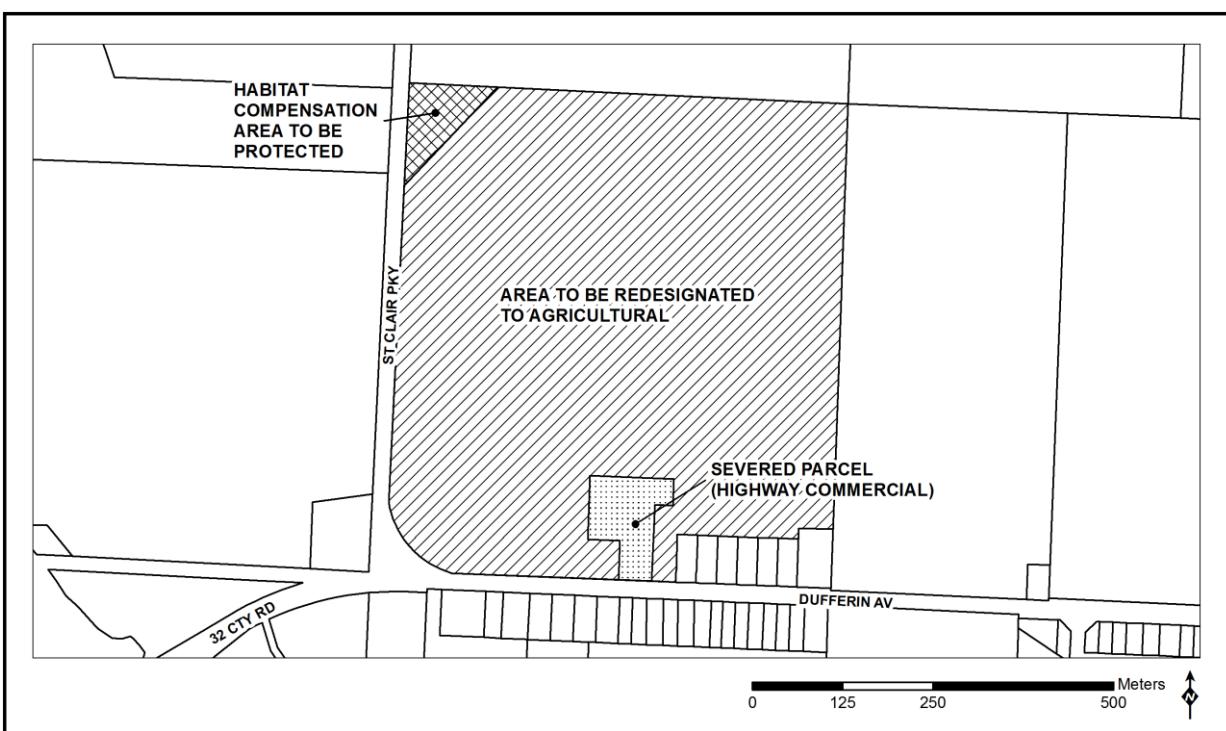
**For Additional Information** regarding the application contact the above address. A hard copy of the submission items are available for inspection at the Civic Centre (2nd Floor, Planning Services), 315 King Street West, Chatham, or in any of the Municipal Service Centres, during normal business hours. We cannot guarantee the exact time the application will be considered by Council as the time varies depending on the number of items on the agenda and the complexity of each application brought forward.

Dated at the Municipality of Chatham-Kent this 21st day of April, 2017.

Municipal Clerk's Office  
 Municipality of Chatham-Kent  
 315 King Street West, PO Box 640  
 Chatham ON N7M 5K8

Phone: 519.360.1998  
 Fax: 519.436.3237  
 Email: [CKclerk@chatham-kent.ca](mailto:CKclerk@chatham-kent.ca)

### Key Map





# ONTARIO NATIVESCAPE

A DIVISION OF RURAL LAMBTON STEWARDSHIP NETWORK

6890 BASELINE ROAD, WALLACEBURG, ONTARIO, N8A 2K6

TEL: 519-809-5759 EMAIL: [jlozon.rlsn@gmail.com](mailto:jlozon.rlsn@gmail.com)



April 5, 2017

To: Scott Kilbride

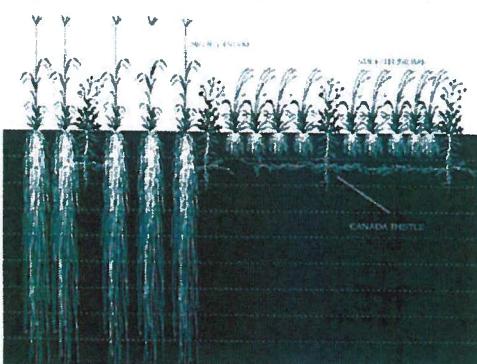
**RE: Protecting and enhancing 2.0 acres of provincially significant habitat**

Ontario NativeScape would like to recommend naturalizing and protecting approximately 2.0 acres of property, (Part 5) that was purchased by Mr. Kilbride. Historically, a shallow ditch on the North West portion of the property flowed through the existing golf course. In 2004-2005, the shallow ditch was enhanced and deepened with an excavator creating the current existing wetland feature. The wetland was designed for recreational purposes, (water hazard for golfing) with steep sloping sides and 4 to 4.5meters in depth. Ontario NativeScape would like to enhance the shoreline areas by planting native aquatic tallgrass prairie plugs (cardinal flower, swamp rose mallow, swamp milkweed, prairie cord grass).

Phragmites Australis is also present on the existing wetland. Ontario NativeScape would like to recommend applying herbicide to these small areas by hand wicking or spot spraying with glyphosate in August-September. If Phragmites is not removed or burned off with glyphosate the future enhancement of the wetland will be a risk due to the Phragmites rhizomes out-competing any native vegetation present.

Ontario NativeScape is recommending that Mr. Kilbride plant soybeans in 2016. Roundup Ready soybeans are ideal for no-till drilling native prairie seed because conditions are perfect: soil is firm, weed free and nutrient rich. In the spring of 2018, 1.5 acres will be planted with locally grown, collected and cleaned native tallgrass prairie consisting of 25 native forbs and grasses. Native grasslands, also known as tallgrass prairies and savannas, are some of the most endangered ecological communities in Canada. Once covering a significant part of southern Ontario's landscape, less than 3 percent of the original extent remains in the region, owing their degradation and destruction to urban development, agriculture, pollution and mismanagement.

As these highly diverse communities themselves are rare and threatened so too are many of the wildlife species which depend on these communities for their survival.



Native prairie grasses have an extensive rooting structure that can tap into water sources at depths up to nine feet. Hence, these grasses are able to thrive and out-compete noxious weeds in southern Ontario's variable climate and soil conditions. Wildlife

populations thrive in patches of prairie warm season grasses and forbs, as they do not require mowing or spraying, during the important nesting periods, once they become established.

A protection buffer consisting of native coniferous trees and wildlife shrubs will be planted around the perimeter of the wetland and native tallgrass prairie sections. This will increase grassland and wildlife habitat and also protect the property from SW, W and NW prevailing winds. Creating a native buffer with trees will also provide protection from adjacent agricultural herbicide applications.

There are over 45 species at risk recorded on Walpole Island including some that are not recorded elsewhere in Canada. The Baldoon wildlife habitat protection area will increase the amount of tallgrass prairie (TGP) habitats and related flora and fauna adjacent to Walpole Island prairie remnants and reduce habitat fragmentation by providing a corridor for fish and wildlife.

Thank you for taking the time to review our naturalization summary. Please feel to call if you have any questions.

Yours in Conservation,



Jake Lozon  
Land Stewardship Manager  
Ontario NativeScape *a division of Rural Lambton Stewardship Network*

# **Baldoon Naturalization**

## **Proposed native tallgrass prairie seed list**

<i>Andropogon gerardii</i>	Big Bluestem
<i>Elymus canadensis</i>	Canada Wild Rye grass
<i>Panicum virgatum</i>	Switchgrass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian grass
<i>Allium cernuum</i>	Nodding Wild Onion
<i>Coreopsis tripteris</i>	Tall Coreopsis
<i>Coreopsis lanceolata</i>	lanceleaf coreopsis
<i>Desmodium canadense</i>	Canada Tick-trefoil
<i>Helianthus giganteus</i>	Tall Sunflower
<i>Lespedeza capitata</i>	Round Headed Bushclover
<i>Mondarda fistulosa</i>	Wild Bergamont
<i>Penstemon digitalis</i>	Smooth Beardtongue
<i>Pycnanthemum virginianum</i>	Virginia Mountain Mint
<i>Ratibida pinnata</i>	Grey Headed Coneflower
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Verbena stricta</i>	Hoary vervain
<i>Vernonia missourica</i>	Missouri Ironweed
<i>Veronicastrum virginicum</i>	Culver's Root

