



Approved *planning* framework



Everything close to home

Shopping, groceries, coffee, entertainment and everyday services



96.6
ACRES

105
RESIDENTIAL LOTS

1
MEDIUM-DENSITY BLOCK

2
PARK BLOCKS

NORTHEAST CHATHAM-KENT, ONTARIO

Travel-distance guide | August 2026

DUTI HOMES

CherryGrove Community • Community Amenities

PROJECT CONTEXT

A planned community with daily life already in reach

The approved draft plan sits beside established north Chatham neighbourhoods and services.

96.6

ACRES



Approx. 39.1
hectares

105

RESIDENTIAL LOTS



Single and
semi-detached

1

MEDIUM-DENSITY
BLOCK



Additional
housing choice

2

PARK BLOCKS



Approx. 1.98
acres total

Approved planning framework

- Draft Plan 36T-24502 was approved by Chatham-Kent Council on January 27, 2025.
- The site is at the northerly end of Delaware Avenue, west of Idlewild Drive and south of Gregory Drive East
- The plan includes a stormwater block, pedestrian corridor and three public highways.

LOCATION

North Chatham convenience, organized around two strong clusters

St. Clair Street serves daily retail; downtown adds culture, parks and local destinations.

2–4 min

Closest essentials

No Frills, Food Basics, Shoppers Drug Mart, Kingston Park Trail and the Capitol Theatre.

5–7 min

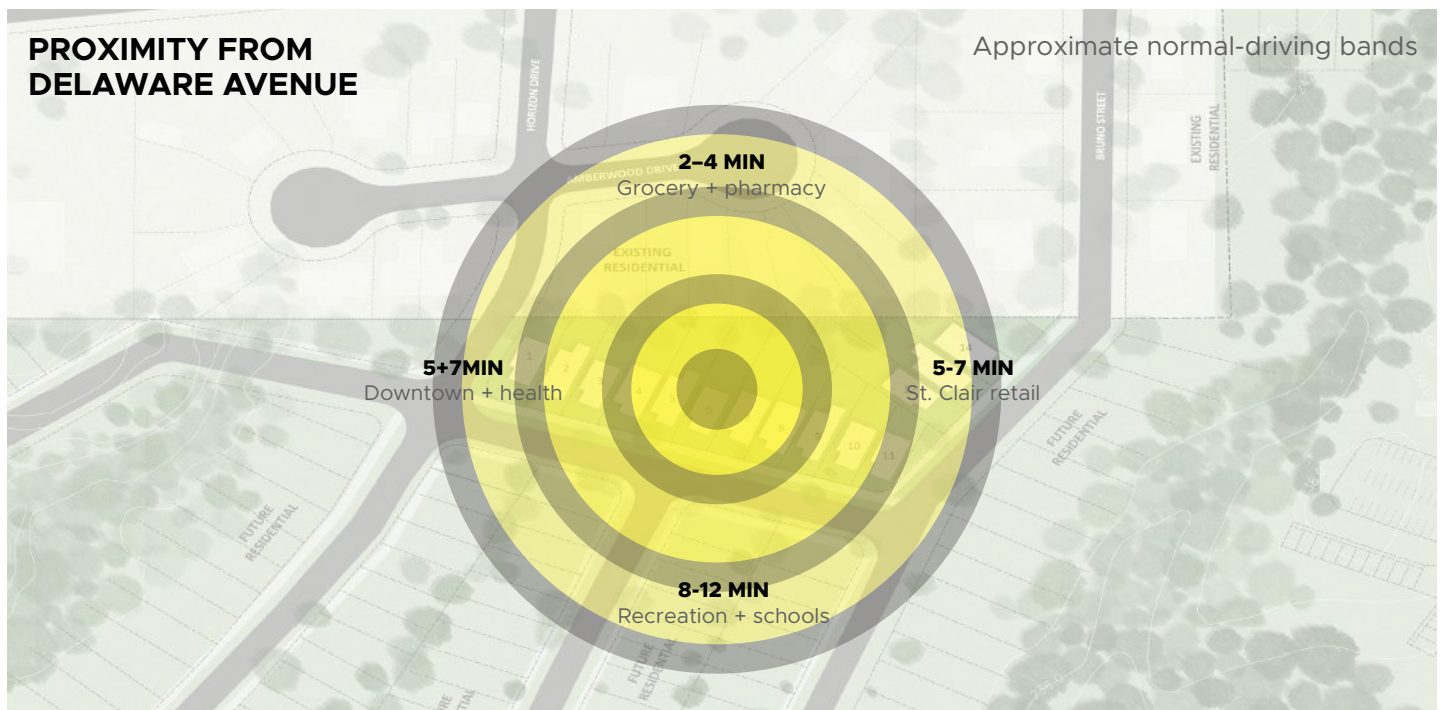
Retail + daily life

Superstore, Walmart, Winners & HomeSense, Galaxy Cinemas, Tim Hortons and the hospital.

8–12 min

Extended recreation

Bowling, indoor adventure, golf, Mud Creek Trail, St. Clair College and a public school.



Travel bands use free-flow routes from the existing north end of Delaware Avenue

DAILY NEEDS

Groceries and everyday food

Six practical choices anchor regular household shopping within approximately seven minutes.



1.1 km

2 min drive

Chad & Maegan's No Frills

410 St. Clair Street



1.4 km

3 min drive

Food Basics & Pharmacy

448 St. Clair Street



2.9 km

5 min drive

Sarah's Farm Market

31 Sandys Street



3.3 km

6 min drive

Real Canadian Superstore

791 St. Clair Street



4.1 km

7 min drive

**Walmart Supercentre
#3016**

881 St. Clair Street



4.2 km

7 min drive

Sobeys Chatham

215 Park Avenue West

RETAIL

Shopping: downtown and everyday value

Downtown and Grand Avenue add civic, mall-format and value-oriented shopping.



Chatham-Kent Community Hub

130 King Street West

Future civic and community anchor;
completion expected early 2028.

2.2 km

4 min drive



Downtown Chatham Centre

100 King Street West

Closest mall-format shopping and downtown
services.

2.7 km

5 min drive



Giant Tiger

595 Grand Avenue West

Discount clothing, household goods and
grocery basics.

2.8 km

5 min drive



Winners & HomeSense

801 St. Clair Street

Off-price fashion and home décor in the
north retail cluster.

3.4 km

5 min drive

RETAIL

Shopping: North and West Retail Clusters

The north St. Clair and Grand Avenue corridors extend the choice of national retailers.



The Home Depot — Chatham

8582 Pioneer Line

2.2 km

4 min drive

Home improvement, garden centre, tool rental and Pro Desk.



Canadian Tire

575 Grand Avenue West

4.0 km

7 min drive

Auto service, seasonal, garden and household goods.



Thames Lea Plaza 3

711 Grand Avenue West

4.0 km

7 min drive

Major open-format plaza with national retail and services.

FOOD + DRINK

Coffee and casual dining

National favourites and a local independent café support everyday routines and social time.



Crow City Coffee

28 William Street South

2.6 km

5 min drive

Independent specialty coffee and light lunch destination.



Tim Hortons

764 St. Clair Street

3.1 km

5 min drive

Everyday coffee, breakfast and drivethrough convenience.



Starbucks — Grand Ave W

515 Grand Avenue West

4.0 km

7 min drive

National coffeehouse with mobile ordering and seating.



Sons of Kent Brewing Co.

27 Adelaide Street South

2.8 km

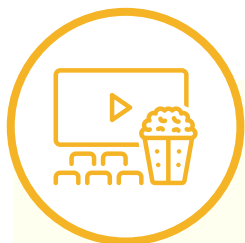
5 min drive

Local craft brewery taproom and kitchen.

ENTERTAINMENT

Movies, performance and family fun

Cinema, live performance, bowling and indoor adventure are all within nine minutes.



Chatham Capitol Theatre

238 King Street West

2.5 km

4 min drive

Downtown live performance, film and community event venue.



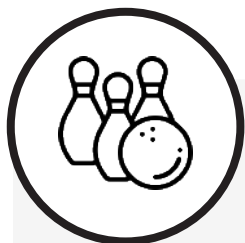
Galaxy Cinemas Chatham

760 St. Clair Street

3.5 km

6 min drive

First-run movie theatre with free on-site parking.



Chatham Bowlerama

100 Keil Drive South

4.6 km

8 min drive

Five-pin and ten-pin bowling for families and leagues.



Flying Squirrel

730 Richmond Street

5.4 km

9 min drive

Indoor trampoline park and laser-tag attraction.

RECREATION

Parks, trails and outdoor time

Riverfront, neighbourhood and trail-based recreation provide a range of outdoor experiences.



Kingston Park Trail

91 Paxton Drive

2.2 km

4 min drive

Nearest major park: walking loop, playground and parking.



Mud Creek Trail

101 Sylvester Drive

5.4 km

9 min drive

A paved 3.15 km route for walking, running and cycling.



Links of Kent Golf Club

120 Indian Creek Road West

5.8 km

10 min drive

Golf, dining and event facilities within ten minutes.

ESSENTIAL SERVICES

Schools, health and community services

Core family services are distributed across north and central Chatham

Shoppers Drug Mart — Nortown

416 St. Clair Street



1.1 km

2 min drive

Chatham-Kent Health Alliance

80 Grand Avenue West



2.5 km

5 min drive

Public Library — Main Branch

120 Queen Street



2.5 km

5 min drive

St. Clair College — Thames Campus

1001 Grand Avenue West



4.5 km

8 min drive

Indian Creek Road Public School

511 Indian Creek Road West



6.7 km

12 min drive



SUMMARY

At-a-glance travel guide

Selected high-value destinations, measured from the approximate Delaware Avenue site entrance.



GROCERY

Chad & Maegan's No Frills

1.1 km

2 min

Food Basics & Pharmacy

1.4 km

3 min

Sarah's Farm Market

2.9 km

5 min

Real Canadian Superstore

3.3 km

6 min

Walmart Supercentre #3016

4.1 km

7 min

Sobeys Chatham

4.2 km

7 min



SHOPPING

Chatham-Kent Community Hub

1.1 km

2 min

Downtown Chatham Centre

1.4 km

3 min

Giant Tiger

2.9 km

5 min

Winners & HomeSense

3.3 km

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The Home Depot — Chatham

4.1 km

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LEISURE

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6.7 km

12 min



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5 min

Tim Hortons

3.1 km

5 min

Starbucks — Grand Ave W

4.0 km

7 min

Sons of Kent Brewing Co.

2.8 km

8 min



Distance methodology

Approximate normal-driving estimates from the north end of Delaware Avenue; actual routes vary with traffic and final internal road connections.

What the location means for future residents

The amenity network supports convenience, family life and a credible new-home value proposition.



2 minutes

Closest Grocery + pharmacy

No Frills and Shoppers Drug Mart sit about 1.1 km from the site entrance.



Two retail clusters

Choice without a long commute

North St. Clair provides big-box shopping; Grand Avenue and downtown broaden the offer.



4–9 minutes

A real leisure mix

Cinema, theatre, bowling, local dining and indoor family entertainment are all nearby.



4 minutes

Nearest major park

Kingston Park Trail adds an established outdoor option before CherryGrove's own parks are built.



5 minutes

Hospital + library access

Core community services reinforce the site's suitability for households across life stages.



**Connected to the essentials. Close
to the experiences.**

A new community positioned within Chatham's established daily-life network.

CHERRYGROVE COMMUNITY • DUTI HOMES