

## **Notice of Public Hearing of Application for Minor Variance**

**Take notice** that the Municipality of Chatham-Kent has received an application for Minor Variance (**File A-19/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, from Rodney & Denise Brooks, concerning property located at 38 Dundee Drive, described as Lot 8, Plan 24M-982, in the Community of Chatham (City) (Roll No. 3650 420 022 40191).

**And take further notice** that an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below:

Date: **Thursday, May 16, 2024**  
Time: **9:00 a.m.**  
Location: **Municipality of Chatham-Kent Council Chambers**  
Address: **315 King Street West, Chatham ON**

**Purpose and effect:** The subject property is located on the west side of Dundee Drive, between Tracy Drive and Braemar Boulevard, in the Community of Chatham (City) (Roll No. 3650 420 022 40191). The lands are approximately 769.1 sq. m. (8,279 sq. ft.) in area and contain a single detached dwelling. The subject property is designated Low Density Residential in the Southwest Quadrant Secondary Plan and zoned Residential Low Density First-Estate-643 (RL1-E-643).

The application proposes to permit the existing driveway on the subject lands. Through consultation with the Chatham-Kent Building Development Services, it was determined that when the lands were developed with a single detached dwelling, the associated driveway had been constructed beyond what is permitted under the Zoning By-law. The applicants were advised of the municipal approvals required for this driveway and is the purpose for this Minor Variance application.

To ensure conformity with the Zoning By-law, a minor variance is required to recognize the increased width of the driveway from the permitted 7.3 m (23.95 ft.) to 7.72 m (25.33 ft.).

**The Key Map** on the reverse indicates the location of the lands affected by the proposed Minor Variance application in relation to other lands within the Municipality.

**Any person** may attend the hearing and/or make written or verbal representation in support of or in opposition to the proposal.

**If a specified person or public body** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

**If you wish to be notified** of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address.

**For additional information** regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 2<sup>nd</sup> day of May, 2024.

# Key Map

