

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-24/25**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 21330 Klondyke Road, Lot 3, Plan 24M-972, in the Community of Wheatley (West Kent).

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, July 17, 2025**
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 Klondyke Road, between Sterling Line and Hickory Oak Lane, in the Community of Wheatley (Roll No. 3650 010 001 88454). The property is approximately 1,990 sq. m (21,420 sq. ft.) in area and contains a single detached dwelling. The property is designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First-1199 (RL1-1199).

The application proposes to permit the existing driveway on the subject lands. When the property was developed with a single detached dwelling in 2020, the associated driveway had been constructed beyond what is permitted in the Zoning By-law. To ensure conformity with the Zoning By-law, a minor variance is being requested to recognize the increased width of the driveway from the maximum 7.3 m (23.95 ft.) to 9.88 m (32.4 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 3rd day of July, 2025.

Key Map

