

## **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-53/24**) under Section 45(1) of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 294 Detroit Line, in Part of Lots 104 & 105, Lots 106 & 107 and Part of East Green Terrace Lane, Plan 389 (Romney), 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, February 27, 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 south side of Detroit Line, east of Pickeral Avenue, in the Community of Wheatley (Roll No. 3650 010 001 11800). The lands are approximately 0.34 ha (0.84 ac.) in area and contain a single detached dwelling and one (1) accessory building. The property is designated Recreational Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First-327 (RL1-327).

A building addition to the front face of the existing dwelling, including a covered porch and a barrier-free entrance ramp, and a new detached garage are currently being planned for the subject property. A site plan delineating the existing footprint of the dwelling and the proposed development has been provided on the reverse for review.

All aspects of the proposed development will result in an encroachment into the front yard beyond what is currently permitted by the Zoning By-law. The Minor Variance application is to provide relief from these provisions to permit the development as proposed.

The minor variance is proposing to grant relief from the following provisions of the Zoning By-law:

- i) Section 4.2(4)(g), Accessory Uses, Yard Requirements, to reduce the required front yard setback for an accessory building from 7.62 m (25 ft.) to 2.2 m (7.25 ft.);
- ii) Section 4.37(c), Yard Encroachments, to permit an uncovered stoop to project into the front yard no closer than 1.34 m (4.4 ft.) from the front lot line; and,
- iii) Section 4.38.1, Established Front Yards, to set the required front yard setback for the addition to the existing dwelling and the covered porch at 3.8 m (12.5 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.

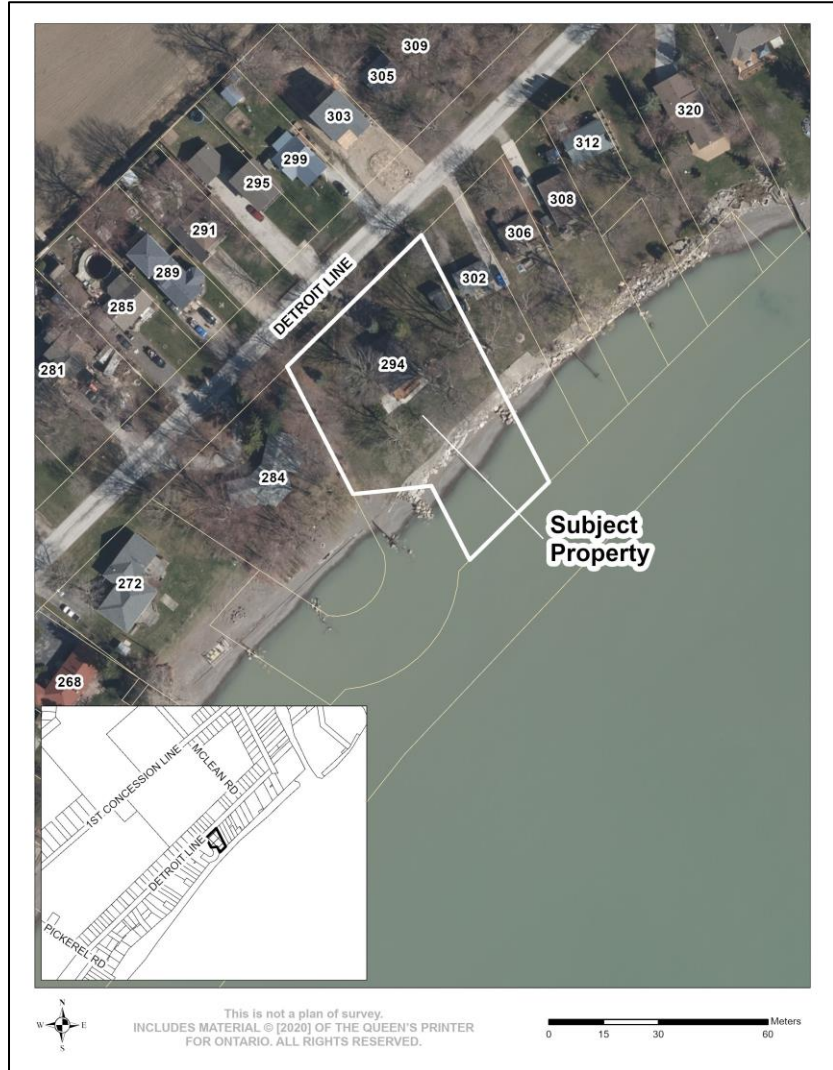
**If a specified person or public body** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

**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.

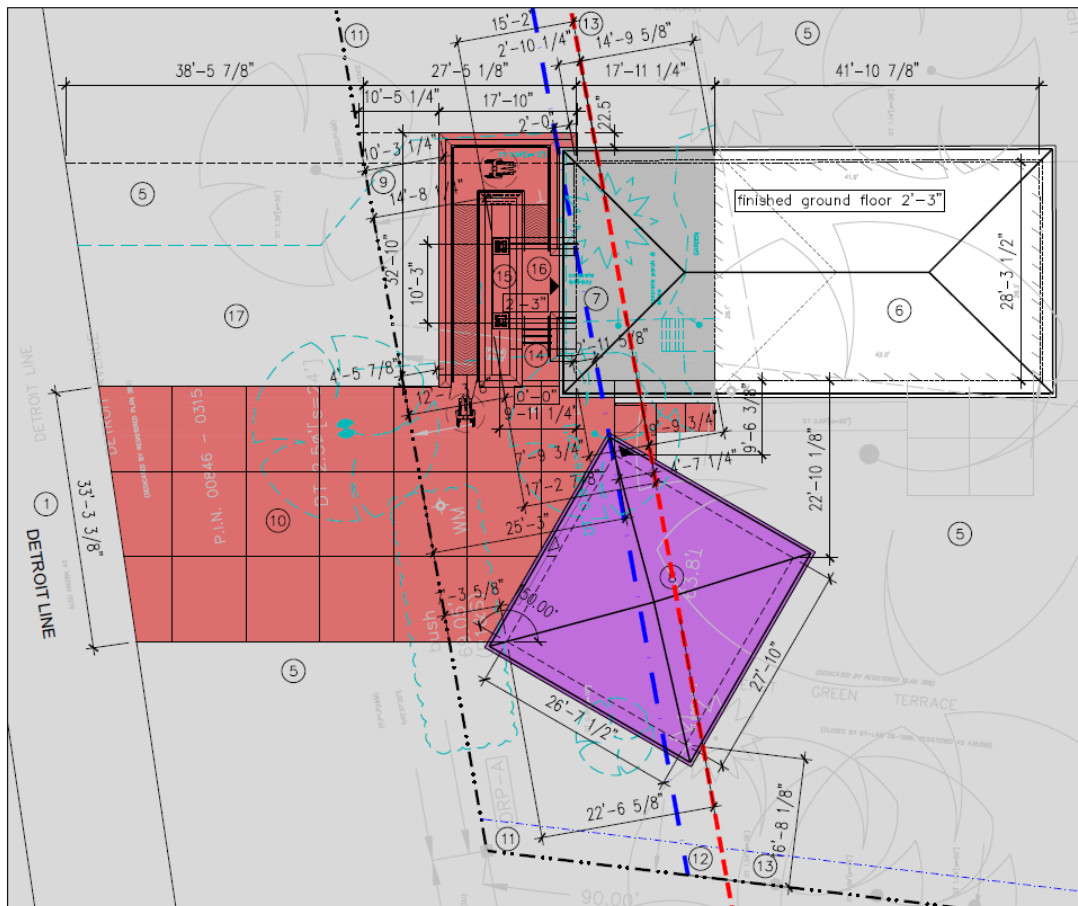
**For additional information** regarding the application, contact the above address.

Dated at the Municipality of Chatham-Kent this 12th day of February, 2025.

## Key Map



## Conceptual Plan



**PROPOSED SITE BLOW-UP PLAN**  
SCALE: 1/16"=1'-0"



2024/12/6 m.v. ap.  
2024/12/3 z. rev.  
2024/11/29 cl. rev.