

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING OF AN APPLICATION FOR PERMISSION
TAKE NOTICE THAT AN APPLICATION HAS BEEN MADE BY:**

**Bradley C. Oke, Agent for Frank & Nancy Moore
File Number: A-24/2011**

For property located at Part A, Concession LRW, 71 River Rd., Grand Bend.

TAKE NOTICE that the Applicants are requesting a variance from Zoning By-law 1 of 2003, to permit:

1. the existing restaurant to increase its floor area by 72.06 m² and provide 3 parking spaces whereas the By-law requires that 14 parking spaces be provided;
2. a roof to be constructed onto the front of the building, over an existing concrete pad, to provide a 0 metre front yard (including eaves) whereas the By-law required a minimum 4.5 metre front yard be provided;
3. a proposed parking space to provide a width of 2.6 metres, whereas the By-law requires that a parking space be 2.7 metres wide;
4. three new proposed on-site parking spaces to be partially located in the required front yard, whereas the By-law does not permit parking to be located in a required front yard; and
5. three new proposed on-site parking spaces to be accessed directly from River Road, whereas the By-law requires parking spaces to be accessed by driveways or laneways.

The Applicant is proposing to extend the floor space of the existing restaurant on the main floor of the building by converting part of the second floor of the existing building to restaurant space.

The Committee of Adjustment for the Municipality of Lambton Shores has appointed **Thursday, December 15, 2011 at approximately 7:05 p.m.** for the purpose of a hearing into this matter, at the Thedford Village Complex located at 109 Pearl Street, Thedford, ON, N0M 2N0.

Signed, written submissions regarding the application will be accepted by the Secretary prior to and during the hearing. Additional information regarding the application will be available to the public for inspection at the Lambton Shores Municipal Office, 7883 Amtelecom Parkway, Forest, Ontario N0N 1J0 from 8:30 a.m. to 4:30 p.m., Monday to Friday, (519) 786-2335.

PUBLIC HEARING: You are entitled to attend this public hearing in person to express your views about this application, or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. Written comments on this application can be forwarded to the Secretary of the committee at the above address.

FAILURE TO ATTEND THE HEARING: If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided by the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: If you wish to be notified of the decision of the Municipality of Lambton Shores Committee of Adjustment in respect of this application, you must submit a written request to the Municipality of Lambton Shores Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing.

Jackie Mason, Deputy Secretary
Municipality of Lambton Shores – Committee of Adjustment