



THE MUNICIPALITY OF

LAMBTON SHORES

Administration

7883 Amtelecom Parkway

Forest, ON N0N 1J0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Number: A02-2023
Applicant: Doreen McGillivray
Authorized Agent: Monteith Brown Planning Consultants
Property: 24 Huron Street, Grand Bend
Legal Description: Plan 24 Lots 247 and 248

TAKE NOTICE that the applicant is requesting a variance from the Municipality of Lambton Shores Comprehensive Zoning By-law 1 of 2003, Section 10.2 a) Minimum Lot Area of 297 sq m (sq ft) reduced to 292 sq m (sq ft) and Section 10.2 f) Minimum Exterior Side Yard Setback of 6 m (ft) reduced to 4.5 m (ft). Although occupied by one dwelling, the lands consist of two, legally conveyable lots. The variances would allow their areas to be adjusted to be made equal in size, with a reduced exterior side yard for more flexibility in the corner lot building envelope, for redevelopment of the lands for a new single detached dwelling on each of the two lots.

The Committee of Adjustment for the Municipality of Lambton Shores has appointed **Wednesday, January 25, 2023 at approximately 7:05 p.m.** for the purpose of a hearing into this matter, at the Thedford Legacy Centre, located at 16 Allen Street, Thedford, ON N0M 2N0.

Signed, written submissions regarding the application will be accepted by the Deputy Secretary prior to and during the hearing. Additional information regarding the application may be available to the public for inspection at the Lambton Shores Municipal Office, 9575 Port Franks Road, Thedford, Ontario N0M 2N0 from 8:30 a.m. to 4:30 p.m., Monday to Friday or inquires can be made by calling (519) 243-1400 Extension 8410.

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 Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Municipality of Lambton Shores Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

It is a requirement of the Planning Act that every owner of land within 60 metres (200 ft) of the subject land is to be notified of the application. If you are aware of any other person interested or affected by this application who has not received a notice, please advise them of the application.

If you are the owner of lands that contain seven or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

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 other person interested or affected by this application who has not received a notice, please advise them of the application. Written comments on this application can be forwarded to the Deputy Secretary of the Committee at the address noted above.

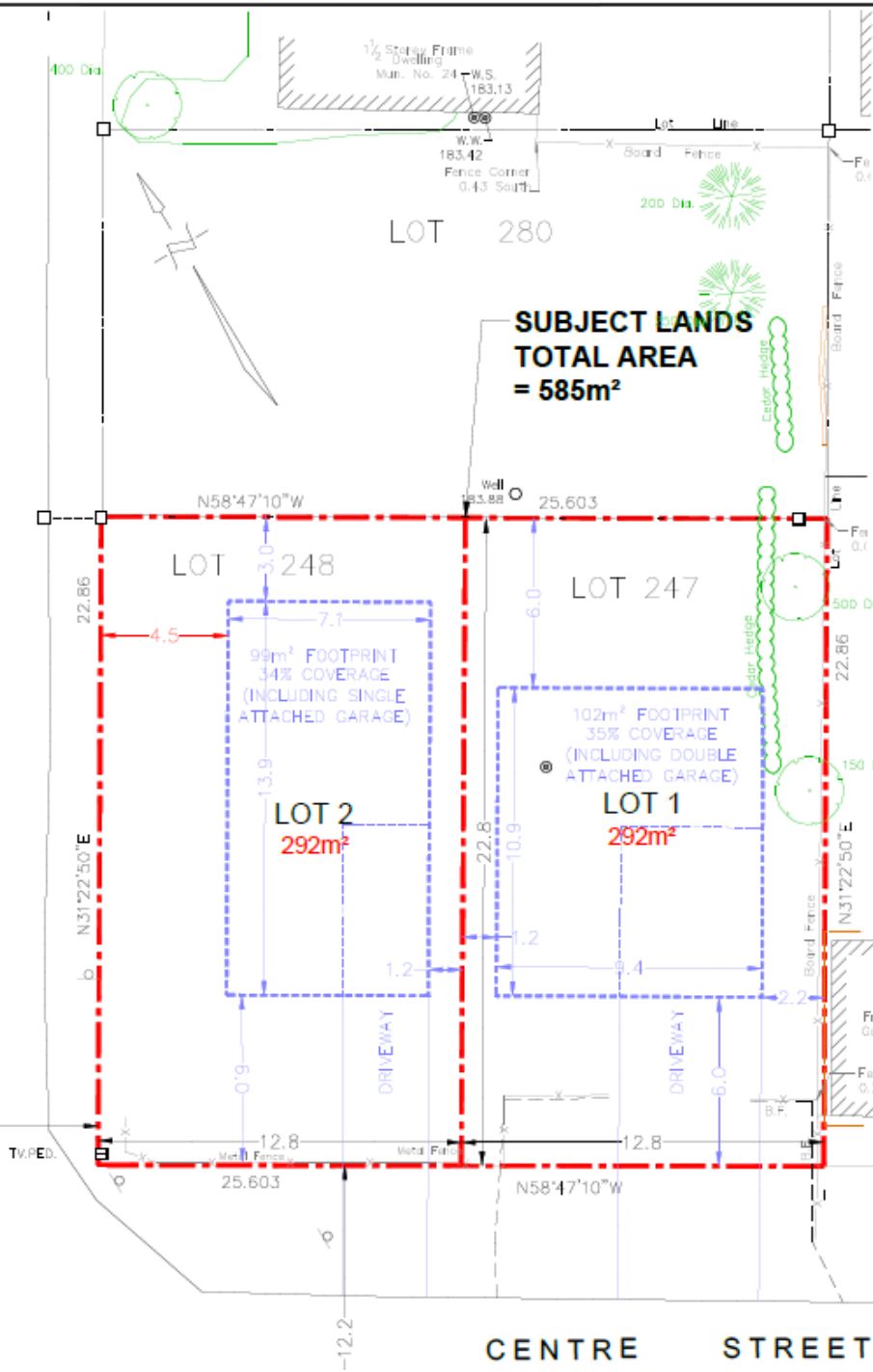
FAILURE TO ATTEND THE HEARING: If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided by the Planning Act, you will not be entitled to any further notice in the proceedings.

Dated this 9th day of January, 2023.

Jennifer Turk, Dipl. M. M.
Deputy Secretary, Committee of Adjustment
jturk@lambtonshores.ca

HURON AVENUE

(Established by Registered Plan No. 24) (12.192 Wide) P.I.N. 43442-0051



MUNICIPALITY OF LAMBTON SHORES ZONING BY-LAW			
Regulated	R4 Zone	LOT 1	LOT 2
PERMITTED USES	Single Detached Dwelling	Single Detached Dwelling	single detached dwelling
LOT AREA	297m ²	292m ² *	292m ² *
LOT FRONTAGE	12m Min.	12.8m	12.8m
FRONT YARD SETBACK	6m Min.	6m	6m
EXTERIOR SIDE YARD SETBACK	6m Min.	N/A	4.5m *
INTERIOR SIDE YARD SETBACK	1.2m if attached to garage & 3m without	1.2m	1.2m
REAR YARD SETBACK	6m Min.	6m	3m corner lot
LOT COVERAGE	35% Max.	35%	34%
BUILDING HEIGHT	9m Max.	2 STOREY	2 STOREY
* REPRESENTS MINOR VARIANCE REQUEST			

P.I.N. Limit
Lot Line

