



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: A03-2023
Applicant: Rev. John P. Comiskey
Authorized Agent: Platinum Builders Inc c/o Matt Relouw
Property: 10025 Huron Drive, Grand Bend
Legal Description: Con LRW Pt Lot 7

TAKE NOTICE that the applicant is requesting a variance from the Municipality of Lambton Shores Comprehensive Zoning By-law 1 of 2003, Section 3.3.3 a) to permit a detached accessory structure in a front yard, whereas detached accessory structures are otherwise only permitted in a side or rear yard.

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.

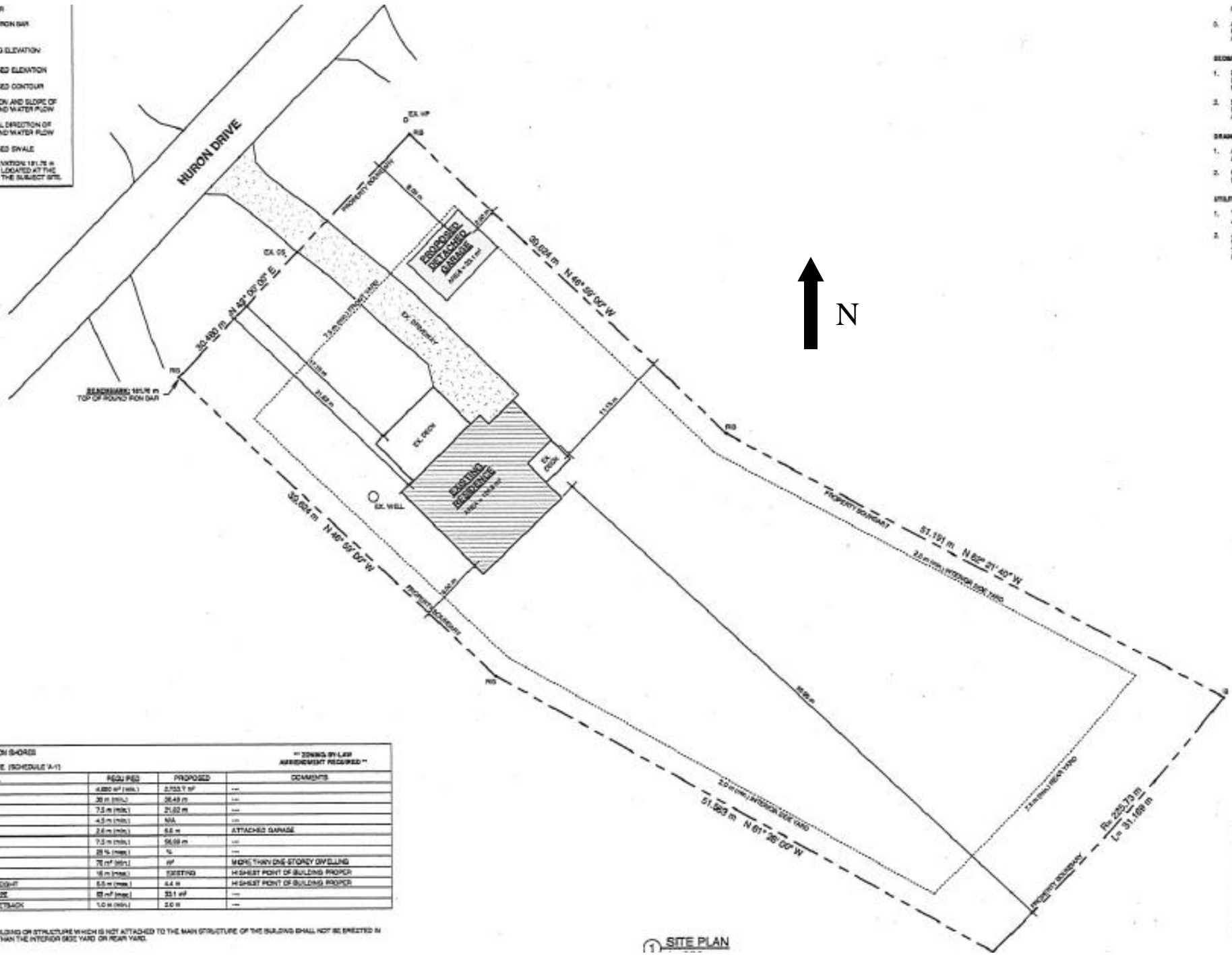
FAILURE TO ATTEND THE HEARING: If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided by the Planning Act, you will not be entitled to any further notice in the proceedings.

Dated this 9th day of January, 2023.

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

- IRON BAR
 - ROUND IRON BAR
 - DISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED CONTOUR
 - DIRECTION AND SLOPE OF OVERLAND WATER FLOW
 - GENERAL DIRECTION OF OVERLAND WATER FLOW
 - PROPOSED SWALE
- SCHEMATIC** ELEVATION 181.75 m
 17' OF ROUND IRON BAR LOCATED AT THE
 SOUTHWEST CORNER OF THE SUBJECT SITE.

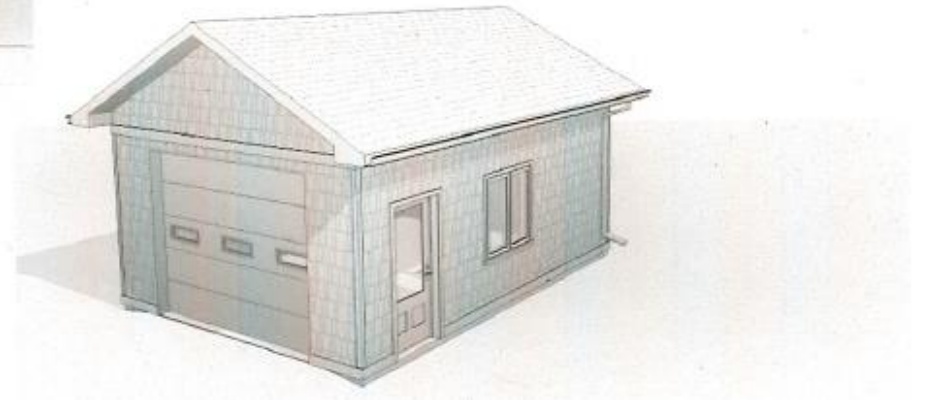
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MUNICIPALITY OF LANSHIRE SHORES		ZONING BY-LAW 1-2023		SCHEDULE A-1/1 ZONE (SCHEDULE A-1)		"ZONING BY-LAW ARRANGEMENT REQUIRED"	
DETAIL	REQUIRED	PROPOSED		COMMENTS			
ST AREA	4,000 m ² (100.0)	2,753.7 m ²	---				
SCENIC FRONTAGE	20 m (65.6)	26.49 m	---				
SOFT YARD	7.5 m (24.6)	21.00 m	---				
STERIOR SIDE YARD	4.5 m (14.8)	N/A	---				
STERIOR SIDE YARD	2.6 m (8.5)	6.6 m	---	ATTACHED GARAGE			
REAR YARD	7.5 m (24.6)	56.09 m	---				
ST COVERAGE	25 % (max.)	5%	---				
ROUND FLOOR AREA	75 m ² (811)	m ²	---	MORE THAN ONE STOREY DWELLING			
BUILDING HEIGHT	18 m (max.)	EXISTING	---	HIGHEST POINT OF BUILDING PROPER			
CESSARY BUILDING HEIGHT	6.5 m (max.)	4.4 m	---	HIGHEST POINT OF BUILDING ROOFED			
CESSARY BUILDING SIZE	33 m ² (356)	33.1 m ²	---				
CESSARY BUILDING SETBACK	1.0 m (min.)	2.0 m	---				

NOTE:
 AN ACCESSORY BUILDING OR STRUCTURE WHICH IS NOT ATTACHED TO THE MAIN STRUCTURE OF THE BUILDING SHALL NOT BE ERRECTED IN ANY YARD OTHER THAN THE INTERIOR SIDE YARD OR REAR YARD.

PROPOSED DETACHED GARAGE GRAND BEND, ON



DRAWINGS

S-0 TITLE SHEET
S-1 ELEVATIONS

