



THE MUNICIPALITY OF

LAMBTON SHORES

Administration

7883 Amtelecom Parkway

Forest, ON N0N 1J0

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

[www.lambtonshores.ca](http://www.lambtonshores.ca)

## COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT (Severance) HEARING

**File Number:** B02-2023 & A06-2023  
**Applicant:** Jordan Brand, Anthony Mathonia, Olia Dallimore, Murray Packman  
**Property:** 81 Lake Road, Grand Bend  
**Legal Description:** Plan 3 Lot 22

**TAKE NOTICE** that an application for consent has been received requesting to sever a lot from the north side of the property known as 81 Lake Road for constructing a single detached dwelling. The severed lot would have a frontage of 24.4 m (80 ft) along Heamen Cres. The retained lot would have a frontage of 24.4 m (80 ft) along Lake Road and include an existing single detached dwelling. As well, the applicant seeks a minor variance from the Municipality of Lambton Shores Zoning By-law 1 of 2003, Section 7.2 g) to reduce the 7 m (22.96 ft) minimum required rear yard to allow a setback of approximately 4 m (13.12 ft) for the existing dwelling and the rear lot line on the retained lot.

**ALSO FURTHER TAKE NOTICE** that the Committee of Adjustment for the Municipality of Lambton Shores has set **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 Secretary prior to and during the hearing. Additional information regarding the application, including how to preserve your appeal rights, will be available to the public for inspection at the Lambton Shores Municipal Office, 9575 Port Franks Rd., R. R. #1, Thedford, ON N0M 2N0 from 8:30 a.m. to 4:30 p.m., Monday to Friday or by contacting the individual noted below at 519-243-1400 Ext. 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.**

If a person or public body that files an appeal of a decision of the Municipality of Lambton Shores Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee before it gives, or refuses to give, provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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.

Dated this 9<sup>th</sup> day of January, 2023.

---

Jennifer Turk, Dipl. M. M.  
Deputy Secretary, Committee of Adjustment  
[jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca)

NT

Waman CR.  
Public Travelled Roadway

$\frac{24.4\text{ m}}{23.91\text{ m}}$

3 Meters Being Assured By Municipality

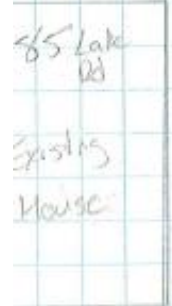
**SEVERED PARCEL**

Proposed Lot Line  
with Minor Variance

$\frac{59.4\text{ m}}{59.4\text{ m}}$

$\frac{59.4\text{ m}}{59.4\text{ m}}$

4 Meters from Existing House



**RETAINED PARCEL**

$\frac{23.91\text{ m}}{24.4\text{ m}}$

LAKE RD.  
Public Travelled Roadway

