



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Your comments are welcome on Minor Variance Application A17-2024

Date of Public Hearing: Wednesday, November 27, 2024 at 7:00 pm

Location: 9577 Port Franks Road, Thedford, ON N0M 2N0 – Council Chambers

TAKE NOTICE that the applicant is requesting a variance from the Zoning By-law 1 of 2003, Section 19.2 a), which states: *Multiple Dwellings - 70 units per hectare, provided the multiple dwelling is located within 40 m of the south boundary of Block 26, Registered Plan 25M-42 and a minimum of 65 m from Tattersall Lane*; and from Section 19.2 g), which states: *Maximum Height - 10 m except a multiple dwelling which is located within 40 m of the south boundary of Block 26, Registered Plan 25M-42 and a minimum of 65 m from Tattersall Lane shall have a maximum height of 15 m and 4 stories, otherwise 10 m.* In this regard, the applicant proposes to construct a 70 unit apartment building using the 70 unit per hectare maximum density and the 4-storey / 15m maximum height at a setback of 52.7m, rather than 65m from Tattersall Lane.



This application was deemed complete on October 30, 2024.

Owner/Applicant: McCann Developments

Location: 9 Tattersall Lane, Grand Bend (Plan 25M42 Pt Blk 26)

Dated at the Municipality of Lambton Shores this 11th day of November, 2024.

Jennifer Turk, Dipl. M. M.
Secretary-Treasurer, Committee of Adjustment

If you rent your property to seven (7) or more tenants, please post a copy of this notice in an allocation on your property which is visible to all of the residents. The Municipality of Lambton Shores is committed to providing services as set out in the Accessibility with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

How to Access the Meeting

This meeting is a Public Meeting and will be held in-person starting at 7:00 pm, on the date of the public meeting at 9577 Port Franks Road, Thedford, ON N0M 2N0, in Council Chambers. All public meeting agendas will be available on the Municipality of Lambton Shores' website.

Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments regarding the application, to the Secretary-Treasurer via email to Jennifer Turk at jturk@lambtonshores.ca or to Planners Will Nywening or Ken Bulgin, at wnywening@lambtonshores.ca or kbulgin@lambtonshores.ca. Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk. Oral comments may also be expressed at the meeting. If you do not attend the public 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.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and maybe published in a Planning Report, Council Agenda or Council Minutes.

Know Your Rights

If a person or public body does not make oral submissions at the public hearing or make written submissions to the Municipality of Lambton Shores Committee of Adjustment before the application is approved, the person or public body is not entitled to appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Stay In The Loop

If you have any inquiries or questions about the application, please contact the undersigned.



If you wish to be notified of the decision of the Municipality of Lambton Shores Committee of Adjustment on the proposed planning application, you must make a written request to the Municipality of Lambton Shores at 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk or by email at jturk@lambtonshores.ca. 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. You can also scan the QR Code and you will be directed to our website for further information and updates on this application.

Additional Information

Additional information regarding the application may be available to the public for inspection at the Municipal Office, 9577 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 or by email to jturk@lambtonshores.ca

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.

Planners

Will Nywening, Planner
wnywening@lambtonshores.ca
519-243-1400 Ext 8512

Ken Bulgin, Planner
kbulgin@lambtonshores.ca
519-243-1400 Ext 8311

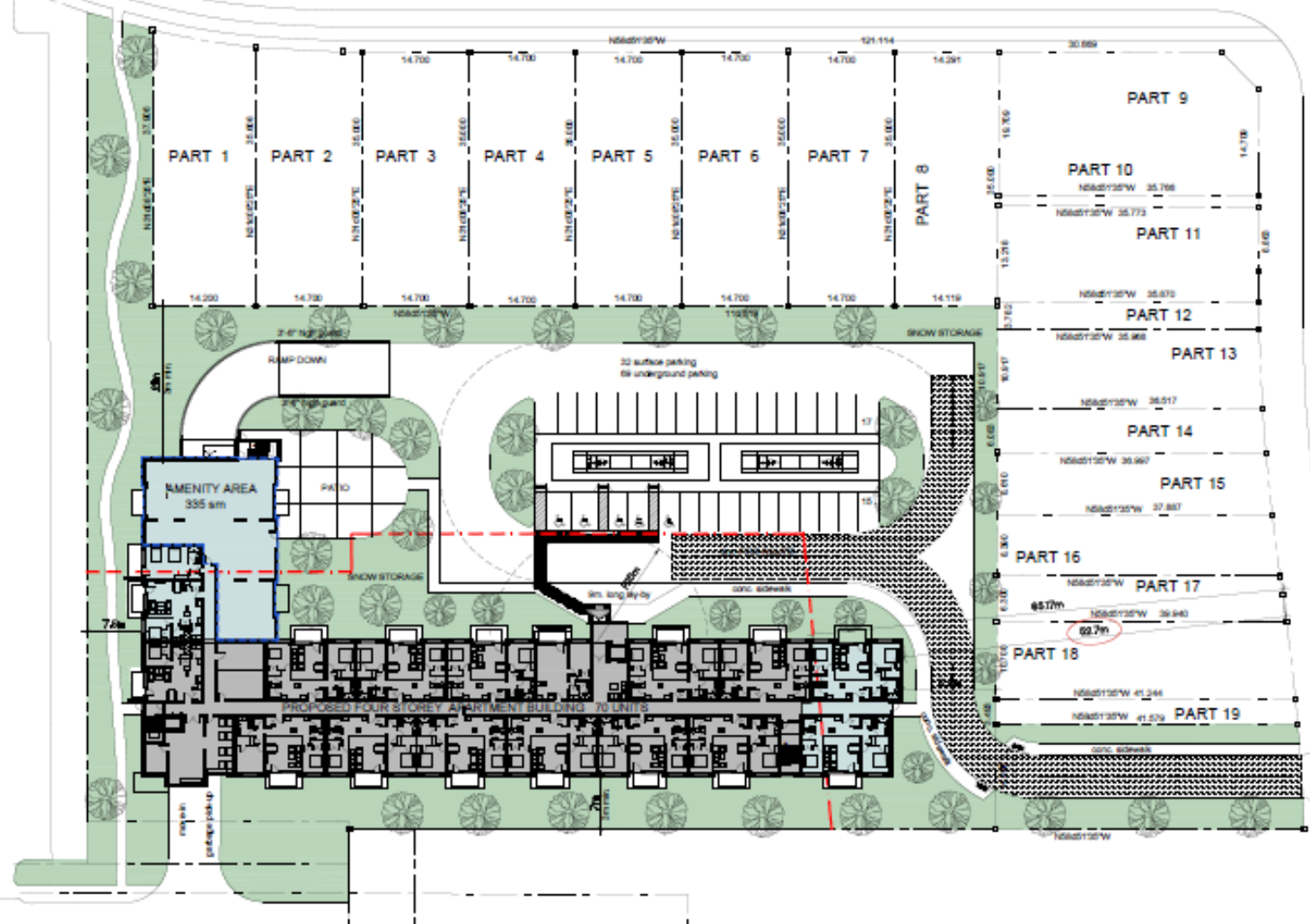
Municipal Contact

Jennifer Turk, Secretary-Treasurer
jturk@lambtonshores.ca
519-243-1400 Ext 8410

BROOKLAWN DRIVE

TATTERSALL LANE

EXISTING BUILDING



PROPOSED FOUR STOREY APARTMENT BUILDING 30 UNITS

AMENITY AREA 335 sqm

32 surface parking
69 underground parking

RAMP DOWN

SNOW STORAGE

SNOW STORAGE

parking (sub-10)

7.2m

2.4m high ramp

1.8m

31.8m

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1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

