



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: A24-2022
Applicant: Sandra Kieswetter
Property: 69 Beach Street, Grand Bend

TAKE NOTICE that the applicant is requesting a variance from Section 5.10.2 f) of the municipality's Zoning By-law to allow an Exterior Side Yard Setback of 4.5 m (14 feet, 11 and five eighths inches), whereas 6 m is required, and Section 5.10.2 i) to allow maximum lot coverage of 35.3%, whereas 35% is required to permit the construction of an addition to an existing single detached dwelling.

The Committee of Adjustment for the Municipality of Lambton Shores has appointed **Wednesday, September 28, 2022 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 12th day of September, 2022.

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

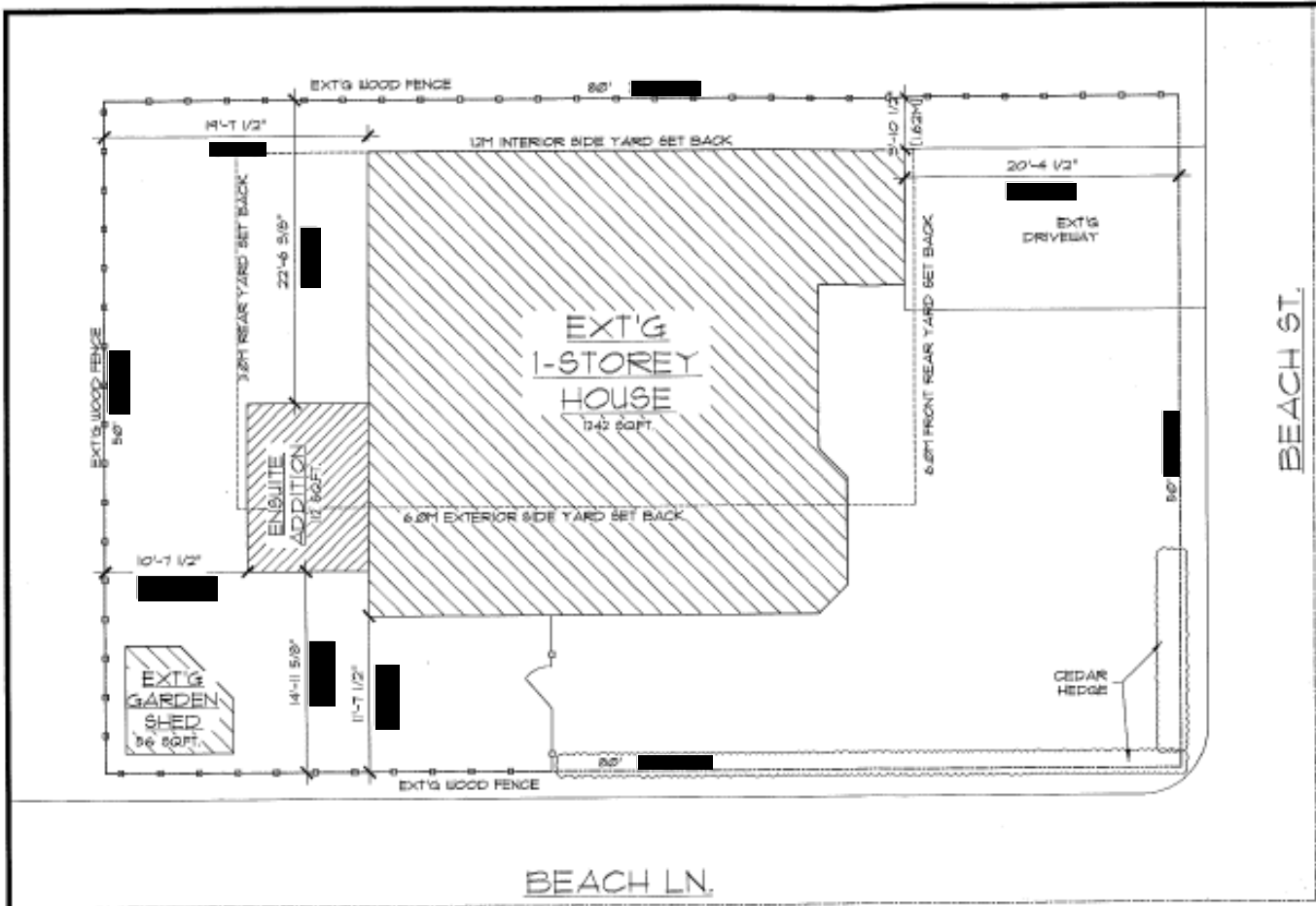
69 BEACH ST.
GRAND BEND, ON
R4-1 ZONING

FRONT YARD SET BACK: 6.0M
 INTERIOR SIDE YARD SET BACK: 1.2M
 EXTERIOR SIDE YARD SET BACK: 6.0M
 REAR YARD SET BACK: 5.0M
 TOTAL PERMITTED LOT COVERAGE: 30%

TOTAL LOT AREA: 4080 sq.ft.
 TOTAL EXIST'G BUILDING AREA: 1349 sq.ft.
 TOTAL EXIST'G LOT COVERAGE: 33.6%

TOTAL STORAGE AREA TO BE REMOVED: 45 sq.ft.
 TOTAL PROPOSED ADDITION AREA: 89 sq.ft.

TOTAL PROPOSED BUILDING AREA: 1434 sq.ft.
 TOTAL PROPOSED LOT COVERAGE: 35.2%



SITE PLAN
SCALE: 1/8" = 1'-0"

DO NOT SCALE DRAWG.

SCALE STAMP

I have reviewed and take responsibility for the design activities in accordance with O.B.C. division C 3.2.4
 B.C.I.N.: MELANIE 22482
 B.C.I.N.: MELABU DESIGN AND DRAFTING 36534

MELANIE HARTMAN
 Date: August 04 2022



REVISIONS		
NO.	DATE	DESCRIPTION
1	04/24/22	ISSUED FOR PERMIT

ALL DIMENSIONS MUST BE CHECKED AND VERIFY ON THE JOB SITE BY CONTRACTOR, OWNER OR SUB-CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE, LOCAL, BY-LAW AND HEALTH & SAFETY BY-LAW. REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN UNLESS THE DESIGNING WRITER PERMITTED IT IN THE CONTRACTING/OWNER'S RESPONSIBILITY TO HAVE ANY STRUCTURAL OR ARCHITECTURAL DESIGN REVIEWED BY A QUALIFIED PERSONNEL, AS OUTLINED IN THE CURRENT VERSION OF THE ONTARIO BUILDING CODE. THE DESIGNER WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR CONSTRUCTION ERRORS AND/OR OMISSIONS.

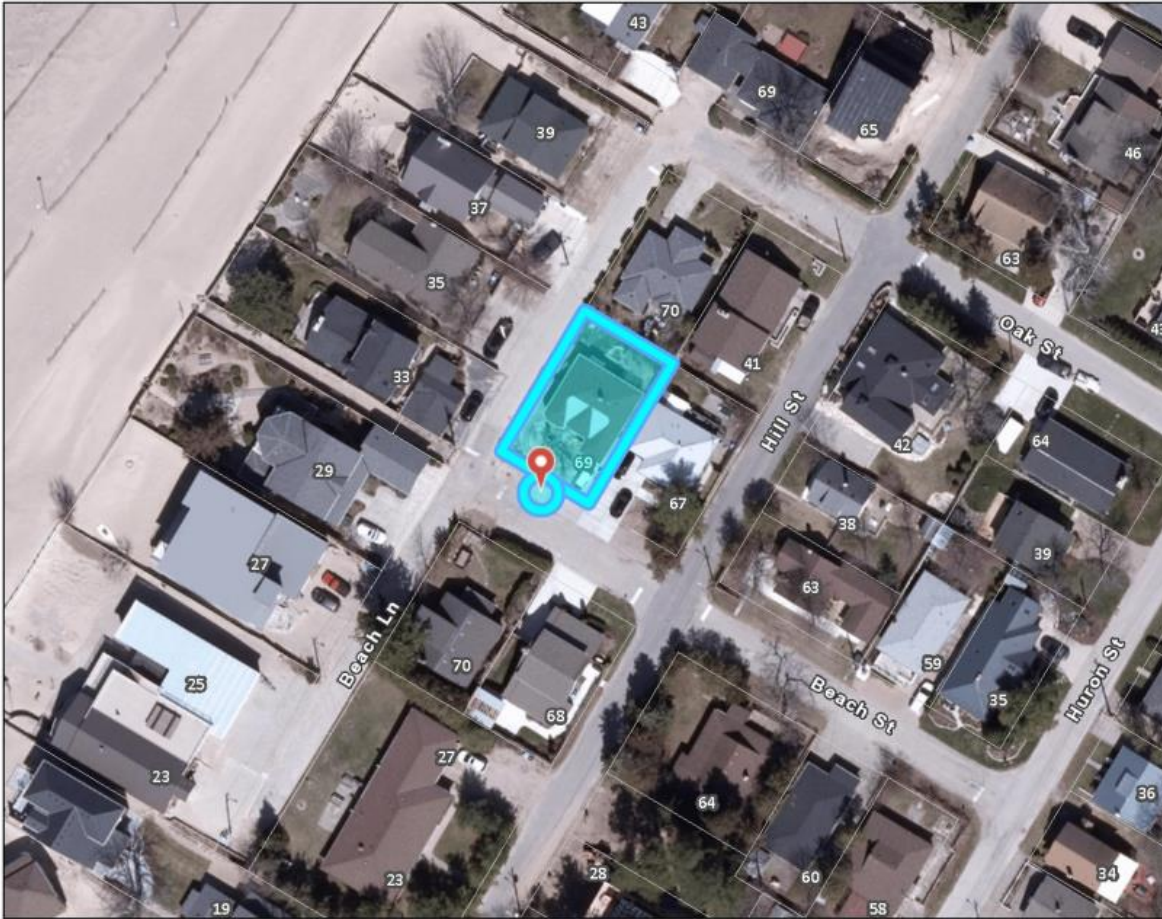


PROJECT NAME:
SANDY KIESWETTER
ENSUITE ADDITION
69 BEACH ST., GRAND BEND, ON

TITLE:
SITE PLAN

PROJECT NO. 22-048	PROPOSED DESIGN PERMIT NO. (SANDY KIESWETTER) 69 BEACH ST., GRAND BEND, ON
DATE: 06/30/22	SHEET NO. SP1
DRAWN BY: M. HARTMAN	SCALE: 1/8" = 1'-0"
	SHEET 1 OF 4

Lambton County GIS



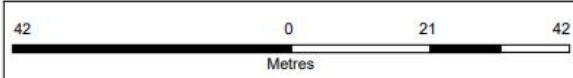
Legend

- Address Points
- Assessment Parcels
- Street Label

Location

Notes

County of Lambton
789 Broadway St
Wyoming, ON N0N 1T0
www.lambtongis.ca



1: 826



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