



COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT (Severance) HEARING

Your comments are welcome on Consent Application B12-2024

Date of Public Hearing: Wednesday, December 18, 2024 at 7:30 pm

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

TAKE NOTICE that an application for consent has been received to sever a new lot fronting on Ontario Street South for the purpose of developing a retirement home together with easements over the retained land for shared access and services and for a stormwater outlet to the Old Ausable Channel. The lands to be severed will consist of a frontage of 116 m (380.58 ft), have a depth of 111 m (364.17 ft), and an area of 1.196 Ha (2.95 ac). The lands to be retained will consist of a frontage of 20 m (65.62 ft), and an area of 2.2968 Ha (5.67 ac). In this respect, the applicant is applying for a previously granted consent (B20-2021), for which approval lapsed.

This application was considered complete on November 13, 2024.

Owner: Huron Shores Investments Inc. c/o Nelson Desjardine

Location: 77, 85, 87, 89, and 91, Ontario St S., Grand Bend



Dated at the Municipality of Lambton Shores this 27th day of November, 2024.

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

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 Will Nywening or Ken Bulgin, Planner, 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 may be 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 agree with the Municipality of Lambton Shores Committee of Adjustment decision, you should request a copy of the decision since it 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 m (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 land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

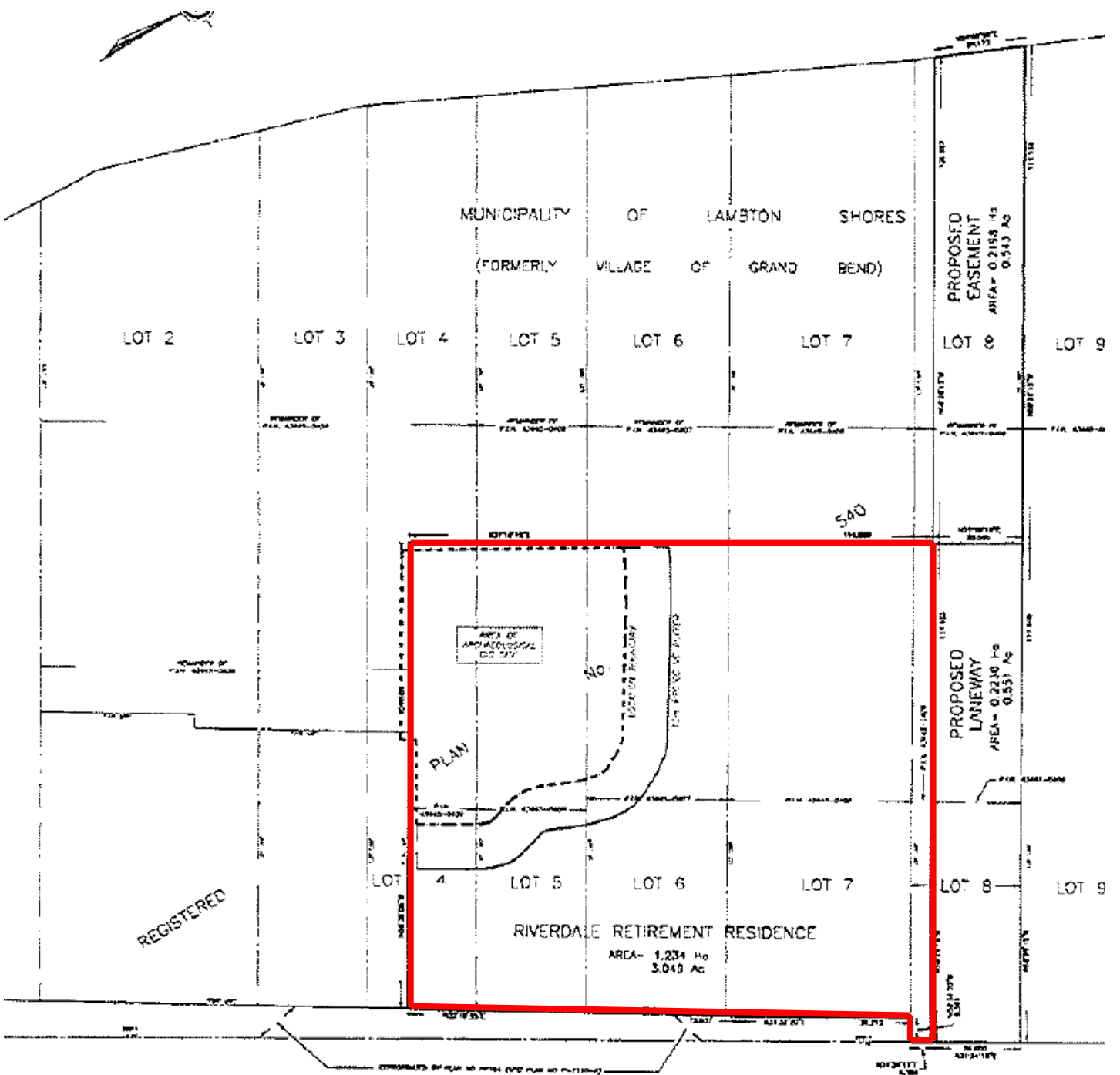
Planners

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

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

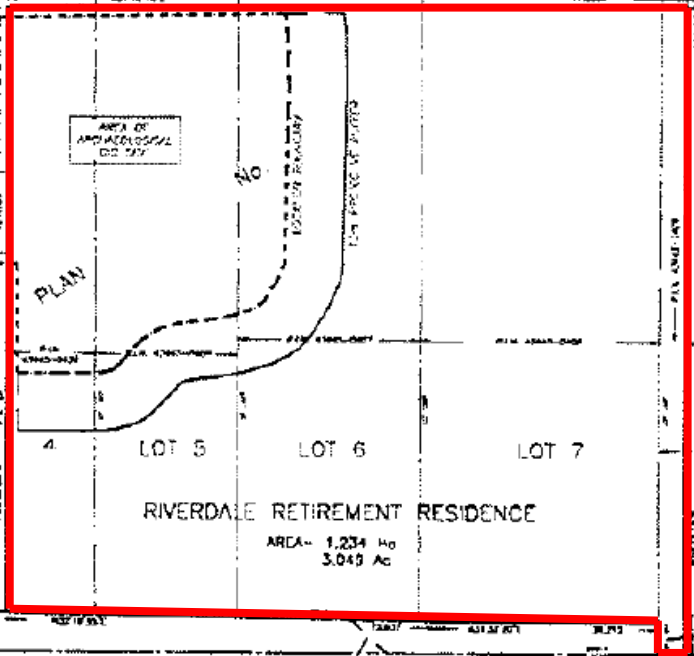
Municipal Contact

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



MUNICIPALITY OF LAMBTON SHORES
(FORMERLY VILLAGE OF GRAND BEND)

LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9



AREA OF ARCHAEOLOGICAL INTEREST

PLAN

RIVERDALE RETIREMENT RESIDENCE

AREA - 1.234 Hq
3.043 Ac

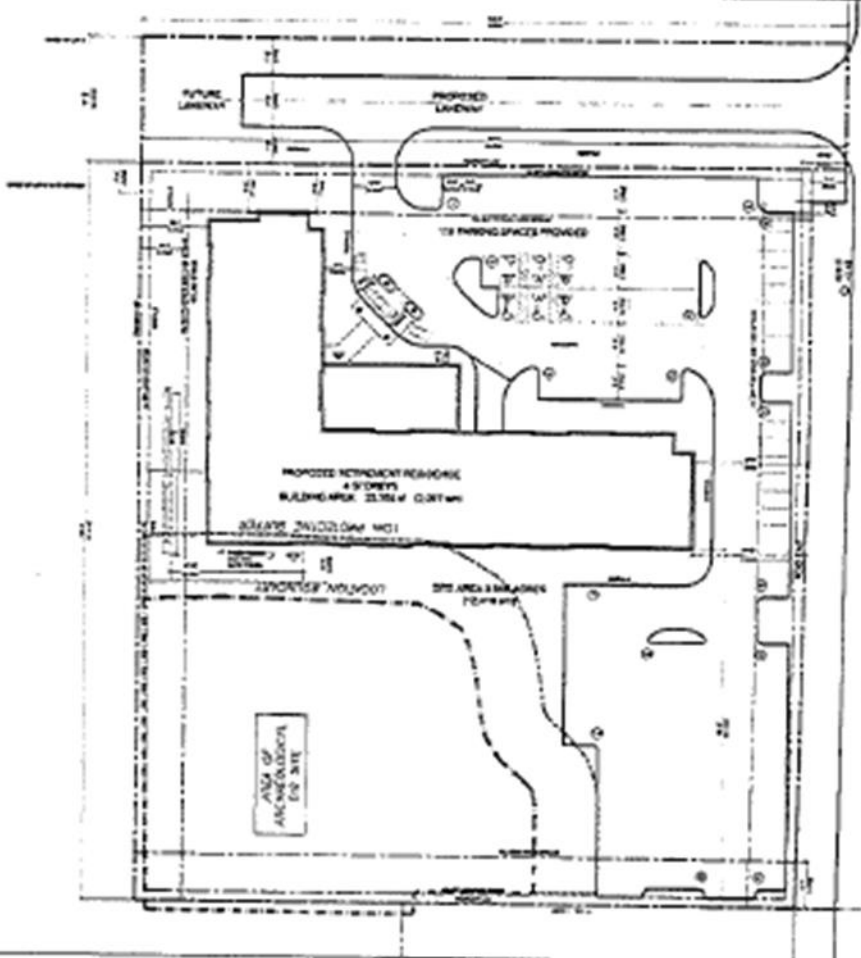
PROPOSED DRIVEWAY
AREA - 0.2210 Hq
0.531 Ac

PROPOSED EASEMENT
AREA - 0.2168 Hq
0.543 Ac

REGISTERED

KNOWN AS ONTARIO STREET
(FORMERLY THE KING'S HIGHWAY NO 21)

ROAD ALLOWANCE EAST AND WEST



SITE DATA MATRIX

NO.	DESCRIPTION	EXISTING	PROPOSED
1	AREA OF AMENDMENT TO SITE	10,000 sq. ft.	10,000 sq. ft.
2	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
3	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
4	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
5	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
6	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
7	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
8	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
9	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
10	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
11	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
12	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
13	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
14	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
15	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
16	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
17	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
18	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
19	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.
20	AREA OF SITE	25,751 sq. ft.	25,751 sq. ft.

