



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 PUBLIC HEARING**

**File Number:** A09-2023  
**Applicant:** Ron & Susan Bailey  
**Property:** 9977 Walker Road, Grand Bend  
**Legal Description:** *Bosanquet Con C Plan 7 Pt Lot 21 RP 25R10823 Part 13*

**TAKE NOTICE** that the applicant is requesting a variance from the Municipality of Lambton Shores Comprehensive Zoning By-law 1 of 2003, (1) Section 3.3.3 a) which prohibits a detached accessory building or structure in a front yard; and (2) Section 3.3.4, which permits a maximum lot coverage of 93 m<sup>2</sup> for all accessory buildings and structures. In this respect the applicant proposes to erect a 118.9 m<sup>2</sup> (1280 ft<sup>2</sup>) accessory building in what the Zoning By-law defines as the front yard (the side of the dwelling facing Goosemarsh Line).

The Committee of Adjustment for the Municipality of Lambton Shores has appointed **Wednesday, March 22, 2023 at approximately 7:00 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-Treasurer 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 Secretary-Treasurer of 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.**

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 Secretary-Treasurer of the Committee at the address noted above or by email as noted below.

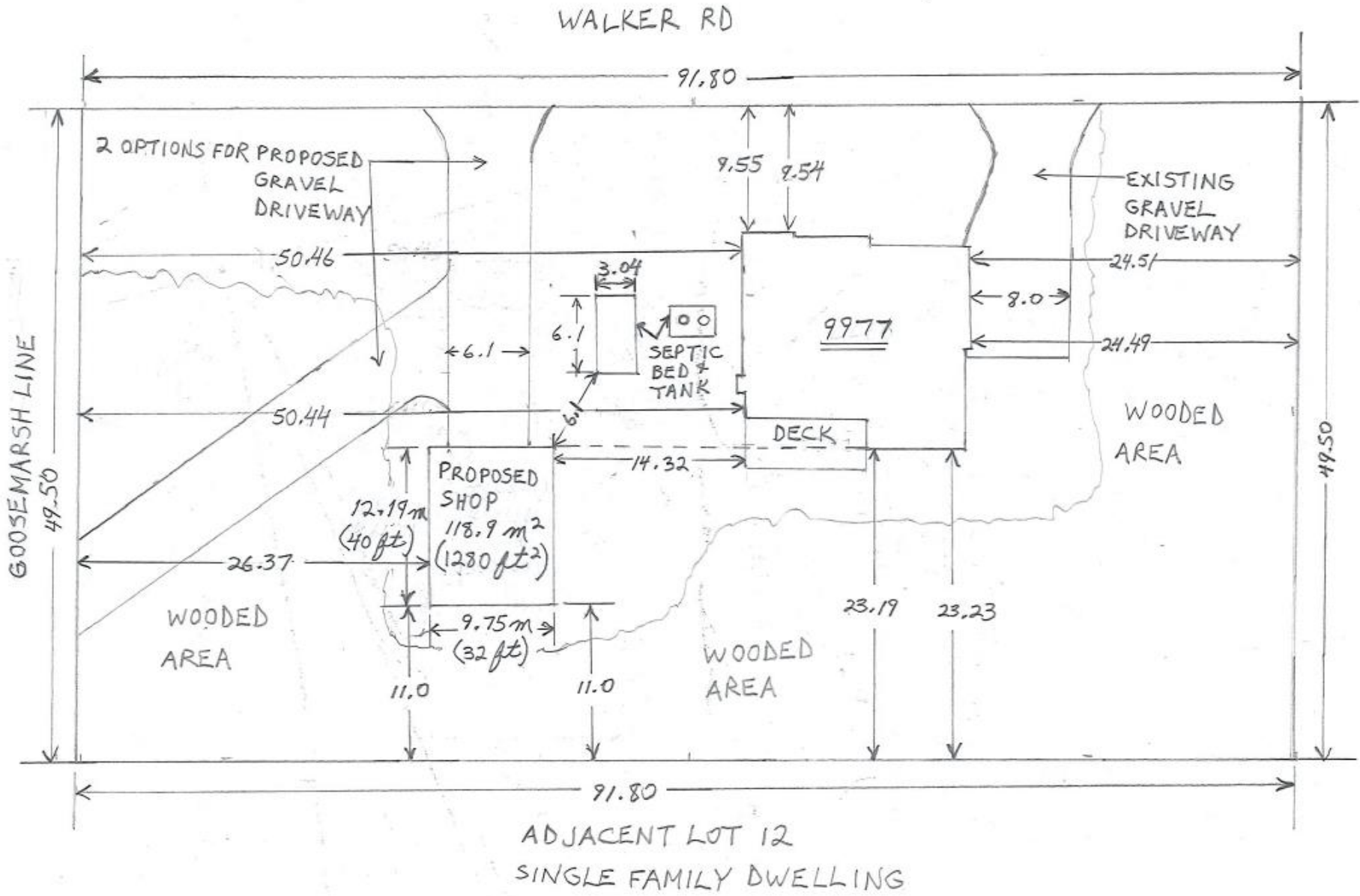
**FAILURE TO ATTEND THE HEARING:** If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided by the *Planning Act*, you will not be entitled to any further notice in the proceedings.

Dated this 6<sup>th</sup> day of March, 2023.

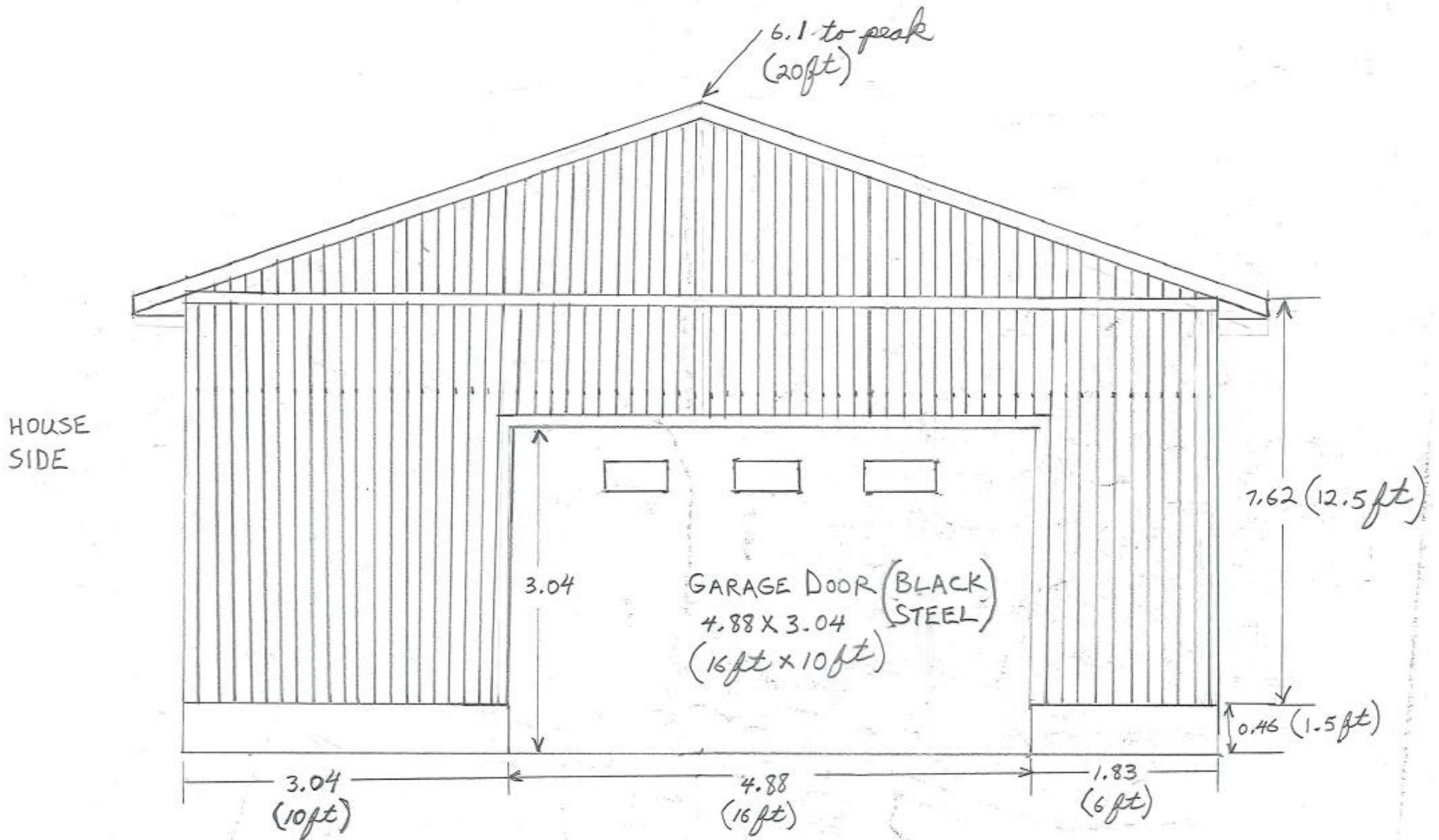
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Jennifer Turk, Dipl. M. M.  
Secretary-Treasurer, Committee of Adjustment  
[jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca)

PROPOSED SHOP/GARAGE FOR 9977 WALKER RD (WITH 2 OPTIONS FOR A DRIVEWAY)



SCALE = 1cm = 4m



SCALE: 1cm = 0.5m

- DISTRESSED BLACK STEEL SIDING (SEE ATTACHED)
- BLACK ASPHALT SHINGLES
- MAN DOOR & 2 WINDOWS INSTALLED ON HOUSE SIDE

