



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Your comments are welcome on Minor Variance Application A01-2026

Date of Public Hearing: Wednesday, April 22, 2026 at 7:00 pm

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

TAKE NOTICE that the applicant is requesting one (1) minor variance from the Municipality of Lambton Shores Comprehensive Zoning By-Law 1 of 2003, Section 7.2 h) i) Maximum Lot Coverage of a Single Detached Dwelling shall not exceed 30%. In this respect, the applicant is proposing to construct a garage addition with living space above. The variance request is for 2% over the maximum lot coverage of 30%, totaling 32% in maximum lot coverage.

This application was considered complete on February 26, 2026.

Owner/Applicant: Terri and Errol Knol

Authorized Agent: Matt Pulzoni

Location: 14 River Road, Grand Bend (PLAN 6 Lot 5)



Dated at the Municipality of Lambton Shores this 7th day of April, 2026.

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 planningcomments@lambtonshores.ca or to the Planner on the file Sami Ferwati, at sferwati@lambtonshores.ca. Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Secretary-Treasurer, Committee of Adjustment. 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/Committee of Adjustment Agenda or 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: Secretary-Treasurer or by email at planningcomments@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 8512 or by email to sferwati@lambtonshores.ca

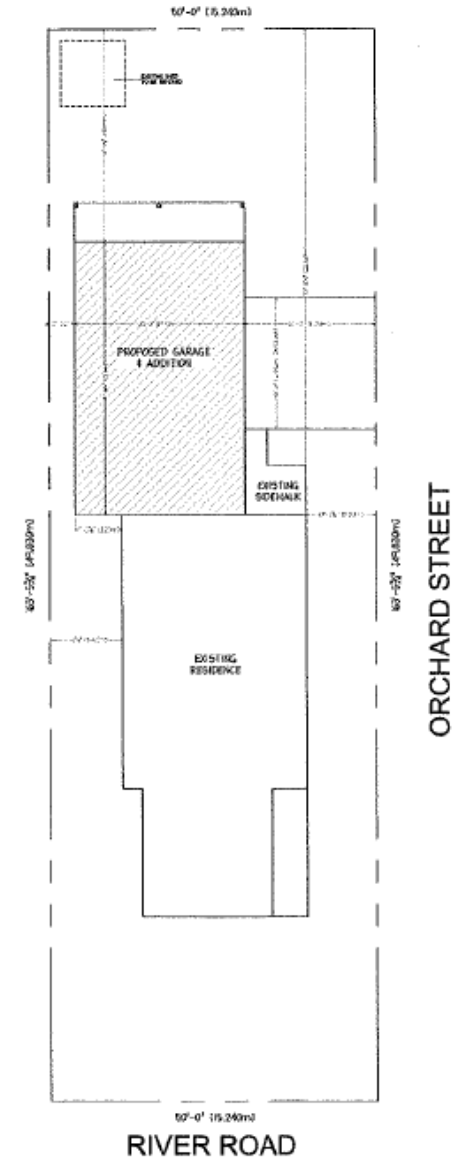
It is a requirement of the Planning Act that every owner of land within 60 metres (200 ft) of the subject land is to be notified of the application. If you are aware of any other person interested or affected by this application who has not received a notice, please advise them of the application.

Planner on File

Sami Ferwati, Planner
sferwati@lambtonshores.ca
519-243-1400 Ext 8512

To Submit Comments

planningcomments@lambtonshores.ca



ZONING CHART - ZONE - R1		
ITEM	REQUIRED	PROVIDED
Front Yard Setback	6.0m (19'-8")	Existing
Interior Side Yard Setback	1.0m (3'-3.5")	1.2m (3'-11")
Exterior Side Yard Setback	6.0m (19'-8.22")	6.092m (20'-0")
Rear Yard Setback	7.0m (22'-11")	9.9m (32'-5")
Max. Accessory Building Height	5.0m (16'-5")	5.0m (16'-4")
Maximum Lot Coverage	30%	32.03%
Min Landscaped Open Space	40%	61%
Max Building Height	11.0m (36'-1")	7.67m (25'-2")
Lot Area	-	759.4m ² (8174.25F)
Existing Building Area	-	142.8m ² (1537.75F)
New Building Area	-	100.3m ² (1080.25F)

PROPOSED SITE PLAN