



NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT

FILE # A14-2025

Application Made By: Craig Russell
Application Heard: November 26, 2025
Property: 7604 Biddulph St. (PLAN 6 LOT 140)
Zoning: R5 (Residential)

PURPOSE AND EFFECT: The applicant is requesting two (2) minor variances from the following Sections of the Municipality of Lambton Shores Comprehensive Zoning By-Law 1 of 2003, Section 11.2 c) minimum 7.5 m front yard setback in order to permit a 4.5 m front yard setback and Section 3.12.1 c) maximum 2.0 m front yard encroachment of a Porch (unenclosed) to permit a porch with a 3 m front yard encroachment. In this respect, the applicant is proposing to remove the existing dwelling and detached garage and reconstruct a new dwelling and maintain a 7.5 m top of bank setback.

PUBLIC: This application was heard at a Public Hearing of the Committee of Adjustment on Wednesday, November 26, 2025 by in-person means and the decision on the variances requested was made pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended as follows:

DECISION: **THAT** Minor Variance Application A14-2025, affecting lands known as 7604 Biddulph St, which would permit a front yard setback of 4.5m and a maximum front yard encroachment of a porch (unenclosed) of 3m for the construction of a single detached dwelling be **deferred**, at the request of the applicant, to allow the applicant more time in order to submit the missing information to ABCA and County of Lambton Building Services.

Members concurring in the above ruling:

D. Sageman

D. Marsh

R. Dodge

S. Robinson

D. Hales

R. Lichty

R. Loader

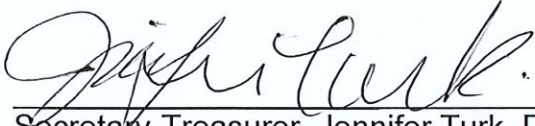
(Absent)

(Absent)

***** CERTIFICATION *****

I, Jennifer Turk, Secretary-Treasurer of the Committee of Adjustment for the Municipality of Lambton Shores certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 27th day of November, 2025.

A handwritten signature in cursive script, appearing to read "Jennifer Turk", written in dark ink.

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