



THE MUNICIPALITY OF
LAMBTON SHORES

Minor Variance Application

PURSUANT TO SECTION 45 OF THE PLANNING ACT

FOR OFFICE USE ONLY

DATE RECEIVED:

May 28/24

HEARING DATE:

July 24/24

A11-2024

1. Applicant information	
Registered owner(s) of the subject land	
Name: Tony Hendrikx	
Address: 10148 Red Pine Rd	
Town: Grandbend	Postal Code:
Phone: 519 860 8158	Cell:
Fax:	Email: tonyhendrikx@gmail.com
Authorized agent (authorized by the owner to file the application, if applicable)	
Name: Peter Bakker	
Address: 6591 Sexton Rd	
Town:	Postal Code:
Phone: 519 808 8642	Cell:
Fax:	Email: peter@built.by
2. The date of the application: Mat 1 2024	
3. Current Official Plan land use designation: RESIDENTIAL	
4. Current Zoning: Residential - 6 (R6) Zone	
5. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):	
Section 3.3.4. Lot Coverage Increase lot coverage from the lesser of 10% or 93m ² to 12.8% or 223m ² .	
Section 3.3.4. Building Height Increase permitted building height from 6.1 metres to 6.6 metres.	
6. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:	
CAR STORAGE MULTI VEHICLES	

7. Description of subject land		
Geographic Township: Bosanquet	Concession(s): Lake Road East	Lot(s): Part Lot 10
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address: 10098 KLONDYKE RD.	Municipal Roll Number:	

8. Dimensions of subject land (in metric units)		
Frontage: 22.86	Depth: 76.2	Area: 1,741.9

9. Access to subject land	
Provincial Highway:	County Road:
Municipal Road: Klondyke Road	Other Public Road:
Right of Way:	Water:

Item 9 to the Schedule of Ontario Regulation 544/06 applies only if access is by water.

10. Describe all existing uses of the subject land? Residential

11. Please indicate whether there are any existing buildings or structures on the subject lands? Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/>

*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Dwelling		21.3	48.2	7.6	5.5	51.1

12. Describe all proposed uses of the subject land? Residential

13. Please indicate whether any buildings or structures are proposed to be built on the subject land?

Yes* No

*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Detached Garage	56.1	1.6	1.6/8.8	6.6	223.0

14. Please indicate the date when the subject land was acquired by the current owner?

15. Please indicate the length of time that the existing uses of the subject land have continued?

16. **Water Supply:** Water supply is provided to the subject land via?

<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> lake or other water body
<input type="checkbox"/> privately owned well or communal well	<input type="checkbox"/> other (please specify) _____

17. **Sewage Disposal:** Sewage disposal is provided to the subject land via?

<input type="checkbox"/> publicly owned and operated sanitary sewage system	<input type="checkbox"/> privy
<input checked="" type="checkbox"/> privately owned individual or communal septic system	<input type="checkbox"/> other (please specify) _____

18. **Storm Drainage:** Storm drainage is provided to the subject land via?

<input type="checkbox"/> storm sewers	<input checked="" type="checkbox"/> swales
<input type="checkbox"/> municipal drainage ditches	<input type="checkbox"/> other (please specify) _____

19. Is the subject land the subject of:

An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>

20. Please indicate whether the subject land has previously been the subject of an application for Minor Variance?

Yes No


21. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.


MUNICIPAL COSTS


Please be advised that the municipality may incur expenses associated with obtaining outside legal/ engineering/planning review/assistance from its consultants, relating to the application. Any expenses that the municipality incurs in this regard will be forwarded to the applicant, for payment.

I, _____, (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.

 _____ ~~May 1 2024~~ May 08
 Signature Date

AGENT AUTHORIZATION (*Please complete for an agent to act on behalf of the owner of the subject land.)

I, , being the owner of the property described in

Section 1 of this application for Minor Variance, hereby authorize 

to act as my agent in matters related to this application for Minor Variance.

Dated this 1 day of may 20 24



 Owner

STATUTORY DECLARATION

I, PIPER BAWLER of the _____
(Name) (Name of City, Town, Township, Municipality, etc.)

in the _____
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 45 of the *Planning Act* and Ontario Regulation 200/96 is true.


AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Municipality of

of Lambton Shores in the
County of Lambton

this 28th day of May 20 24


A Commissioner of Oaths


Applicant or Authorized Agent*

Jennifer Turk, DEPUTY-CLERK
Municipality of Lambton Shores
County of Lambton
Commissioner, R.S.O. Chapter C.17