



THE MUNICIPALITY OF
LAMBTON SHORES

Minor Variance Application

PURSUANT TO SECTION 45 OF THE PLANNING ACT

FOR OFFICE USE ONLY

DATE RECEIVED: Dec 20/24
HEARING DATE: Jan 22/25

A01-2025

1. Applicant information	
Registered owner(s) of the subject land	
Name: <u>JAMES SHARP</u>	
Address: <u>32 HILL ST-</u>	
Town: <u>GRAND BEND</u>	Postal Code: <u>NOM 1T0</u>
Phone: <u>905-631-7883</u>	Cell: <u>905-617-0624</u>
Fax:	Email: <u>JSHARP@COGECO.CA</u>
Authorized agent (authorized by the owner to file the application, if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

2. The date of the application: DECEMBER 20TH 2024

3. Current Official Plan land use designation:

4. Current Zoning:

5. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):

3 m INTERIOR SIDE YARD
MAXIMUM HEIGHT (BY-LAWS HAVE CHANGED)

6. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:

HOUSE BUILT IN WRONG LOCATION
BY-LAWS HAVE CHANGED.

7. Description of subject land		
Geographic Township:	Concession(s):	Lot(s):
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address: <i>32 Hill St.</i>	Municipal Roll Number:	

8. Dimensions of subject land (in metric units)		
Frontage:	Depth:	Area:

9. Access to subject land	
Provincial Highway:	County Road:
Municipal Road: <i>32 Hill St.</i>	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?

Primary Dwelling

11. Please indicate whether there are any existing buildings or structures on the subject lands?

Yes* No

*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
<i>HOUSE</i>	<i>SEE SCHEDULE</i>					

12. Describe all proposed uses of the subject land?

*EXISTING
NO CHANGE.*

13. Please indicate whether any buildings or structures are proposed to be built on the subject land?					
Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>					
*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

14. Please indicate the date when the subject land was acquired by the current owner?
2018

15. Please indicate the length of time that the existing uses of the subject land have continued?
HOUSE STARTED 2019

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 checked="" type="checkbox"/> publicly owned and operated sanitary sewage system	<input type="checkbox"/> privy
<input 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 type="checkbox"/> swales
<input type="checkbox"/> municipal drainage ditches	<input type="checkbox"/> other (please specify) <u>NONE</u>

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

20. Please indicate whether the subject land has previously been the subject of an application for Minor Variance?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	


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


Dec 20, 2024
 Signature Date

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

I, _____, (Name) being the owner of the property described in

Section 1 of this application for Minor Variance, hereby authorize _____ (Agent)

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

Dated this _____ day of _____ 20 ____

Owner

STATUTORY DECLARATION

I, JAMES SHARP (Name) of the GRAND BEND LAMBTON SHORES (Name of City, Town, Township, Municipality, etc.)

in the ONTARIO, Canada (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 Lambton Shores in the

this 20th day of December 2024



A Commissioner of Oaths
Stephanie Troyer-Boyd, CLERK
Municipality of Lambton Shores
County of Lambton
Commissioner, R.S.O Chapter C.17



Applicant or Authorized Agent*