



THE MUNICIPALITY OF
LAMBTON SHORES

Minor Variance Application

PURSUANT TO SECTION 45 OF THE *PLANNING ACT*

FOR OFFICE USE ONLY

DATE RECEIVED: _____

HEARING DATE: _____

1. Applicant information	
Registered owner(s) of the subject land	
Name: Michael Tkaczyk	
Address: 7571 Cornell Trail	
Town: Port Franks	Postal Code: N0M 2L0
Phone: 519-859-9494	Cell:
Fax:	Email: michaeltkaczyk@hotmail.com
Authorized agent (authorized by the owner to file the application, if applicable)	
Name: Zelinka Priamo Ltd. (c/o Aliyah Richards)	
Address: 318 Wellington Road	
Town: London	Postal Code: N6C 4P4
Phone:	Cell:
Fax:	Email: aliyah.r@zpplan.com
2. The date of the application: February __, 2025	
3. Current Official Plan land use designation: Residential - Special Policy Area A	
4. Current Zoning: Residential 5 (R5)	
5. Describe the nature and extent of the relief from the Zoning By-law (what is being varied): To permit a detached garage in the front yard of the subject lands. Please see attached cover letter for further detail.	
6. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law: Please see attached cover letter.	

7. Description of subject land		
Geographic Township: Lambton Shores	Concession(s):	Lot(s):
Registered Plan: Registered Plan 6	Lot(s): Lots 121C and 122, and Part of Lot 117	
Reference Plan:	Part(s):	
Street Address: 7571 Cornell Trail	Municipal Roll Number: 384546007066700	

8. Dimensions of subject land (in metric units)		
Frontage: 49.8 m	Depth: 80.467m	Area: 2174m ²

9. Access to subject land	
Provincial Highway:	County Road:
Municipal Road: Cornell Trail	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 dwelling located on the property

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
Single detached dwelling	circa 1986	21.27m	5.51 m	East -20.28m West - 12.3 m	1.5 storey	148.64 m

12. Describe all proposed uses of the subject land?
Redevelop existing building into a new single-detached residential dwelling and detached garage.

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
Single detached dwelling	18.94m	7.5m	East -15.1 m West -16.27 m	7.0 m	148.64 m2
Detached garage	7.5 m	23.33m	East - 34.0 m West -3.33 m	6.09m	92.99 m2

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

March 22, 2021

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

N/A

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 type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input checked="" type="checkbox"/>	other (please specify) <u>Private drain on easement</u>

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 ☒

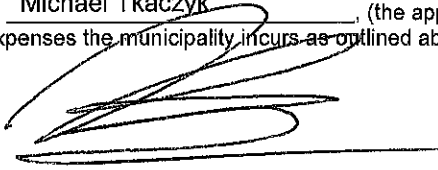
21. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required information.

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



Signature

31 Jan. 2025

Date

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

Please see attached agent authorization form

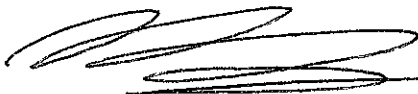
I, Michael Tkaczyk, being the owner of the property described in

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 31 day of Jan. 2025



Owner

STATUTORY DECLARATION

I, Aliyah Richards of the Middlesex Centre
(Name) (Name of City, Town, Township, Municipality, etc.)

in the County of Middlesex
(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 City

of London in the
County of Middlesex

this 12 day of February 20 25



A Commissioner of Oaths

Mathew Braden Campbell, a Commissioner, *etc.*,
 Province of Ontario, for Zelinka Priamo Ltd.
 Expires August 26, 2025.



Applicant or Authorized Agent*