

JAN 23 2025

THE MUNICIPALITY OF
LAMBTON SHORES**RECEIVED**
Consent ApplicationPURSUANT TO SECTION 53 OF THE *PLANNING ACT***FOR OFFICE USE ONLY**

DATE RECEIVED: _____

HEARING DATE: _____

1. Applicant information			
Registered owner(s) of the subject land			
Name: Mudassar Khan			
Address: 305 Ceremonial Drive			
Town: Mississauga	Postal Code: L5R 2P2		
Phone: 416 856 2282	Cell:		
Fax:	Email: wiagroup786@gmail.com		
Authorized agent (authorized by the owner to file the application, if applicable)			
Name: Zelinka Priamo Ltd. c/o: Caden McAllister			
Address: 318 Wellington Road			
Town: London	Postal Code: N6C 4P4		
Phone: 519 474 7137	Cell:		
Fax:	Email: caden.m@zpplan.com		
2. The date of the application:			
3. Current designation of the subject land in the applicable Official Plans and an explanation of how the application conforms with the Official Plans:			
The subject lands are designated Residential in the Lambton Shores Official Plan. See enclosed cover letter which provides analysis confirming the application conforms with the Official Plan.			
4. Current Zoning: Residential (R1)			
5a. Type of proposed transaction			
<input checked="" type="checkbox"/>	creation of a new lot	<input type="checkbox"/> easement	<input type="checkbox"/> lease
<input type="checkbox"/>	lot addition	<input type="checkbox"/> charge	<input type="checkbox"/> correction of title
b. Please indicate the purpose of proposed transaction?			
To sever the subject lands into four (4) lots for the development of four (4) semi-detached dwellings			
6. If known, please provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased?			
N/A			
7. Description of subject land LOT 3 CON NORTH OF EGREMONT ROAD			
Geographic Township:	Concession(s): CON 8 NORTH OF EGREMONT ROAD	Lot(s): LOT 3	
Registered Plan:	Lot(s):		
Reference Plan:	Part(s):		
Street Address: 65 Macnab Street	Municipal Roll Number: 384538003014700		

1. Applicant information	
Registered owner(s) of the subject land	
Name: Saboor Khan	
Address: 7562 Saint Barbara Boulevard	
Town: Mississauga	Postal Code: L5W 0B6
Phone: 416-543-8236	Cell:
Fax:	Email: khan_saboor@hotmail.com

8. Are there any easements or restrictive covenants affecting the subject land?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, please provide a description of each easement or covenant and its effect?		

9. Dimensions of subject land as a whole (in metric units)		
Frontage: +/-37.1m	Depth: +/-39.7m	Area: +/-1,475.6 sq.m

10a. Dimensions of the lot to be severed (in metric units)		
Frontage: +/-9.2m - +/-9.3m	Depth: +/-39.7m	Area: +/-367.0 - +/-374.5 sq.m

b. Dimensions of the lot to be retained (in metric units)		
Frontage: +/-9.2m	Depth: +/-39.7m	Area: +/-367.0 sq.m

c. Describe all existing uses on the subject land?
Residential - Single-detached dwelling

d. Describe all existing buildings or structure on the subject land?
One (1) single-detached dwelling.

e. Describe all proposed uses on the subject land?
Residential - Four (4) semi-detached dwellings

f. Describe all proposed buildings or structure on the subject land?
Four (4) semi-detached dwellings are proposed for this application. One (1) semi-detached dwelling unit is to be located on each of the four (4) lots.

g. Access to subject land (please provide information for only those that apply to this property)	
Provincial Highway:	County Road:
Municipal Road: Access via Macnab Street	Other Public Road:
Right of Way:	Water:

Item 8(e) to the Schedule of Ontario Regulation 547/06 applies only if access is by water.

h. Water Supply: Water supply will be provided 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) _____

i. Sewage Disposal: Sewage disposal will be provided 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) _____

11. If the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation, please complete the following:			
a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
b. Indicate the year in which the subject lands were acquired by the owner:			
c. Address of the 'home farm':			
d. Number of farms owned and operated by the owner(s) and approximate total acreage:			
e. Year of dwelling construction:			
f. Describe the condition of dwelling and its suitability for human occupancy:			
g. Describe the condition and proposed use of any outbuildings:			
12. Is the subject land the subject of:			
An application for an amendment to the Official Plan 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 amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Minister's zoning order 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 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"/>
An application for an application for Minor Variance under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status <u>concurrent</u>	Yes*	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
13. Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land?	Yes*	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes provide the following:			
Date of Transfer:			
Name of Transferee:			
Uses of the severed Land:			

14. 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 any land abutting the subject land that is owned by the owner of the subject land.
- ☒ The approximate distance between the subject land and the nearest municipal lot line or landmark such as a bridge or railway crossing.
- ☒ The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- ☒ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land (if applicable).
- ☒ The approximate location of all natural and artificial features on the subject land and on the 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, river or stream banks, wetlands, wooded areas, wells and septic tanks).
- ☒ The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
- ☒ 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, private road or a right-of-way.
- ☒ The location and nature of any easement affecting the subject land.

15. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at [ontario.ca/page/land-use-planning](https://www.ontario.ca/page/land-use-planning))?

See enclosed cover letter.

Items 16 and 17 to the Schedule of Ontario Regulation 547/06 apply only if the subject land is within an area of land designated under any provincial plan or plans.

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



December 19th 2024

Signature

Date

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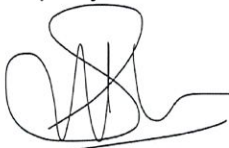
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I, Saboore Khan, (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.



Signature

Date

AGENT AUTHORIZATION (*Please complete for an agent to act on behalf of the owner of the subject land.)
I, <u>see attached agent authorization form</u> <small>(Name)</small> , being the owner of the property described in
Section 1 of this application for Consent, hereby authorize _____ <small>(Agent)</small>
to act as my agent in matters related to this application for Consent.
Dated this _____ day of _____ 20 _____
_____ Owner

STATUTORY DECLARATION
I, <u>Caden McAllister</u> <small>(Name)</small> of the <u>City of London</u> <small>(Name of City, Town, Township, Municipality, etc.)</small>
in the <u>County of Middlesex</u> <small>(Name of County, Region or District)</small>
SOLEMNLY DECLARE THAT The information provided in this application as required under Section 53 of the <i>Planning Act</i> 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 _____ <small>City</small> of _____ <small>London</small> in the _____ <small>County of Middlesex</small>
this <u>9th</u> day of <u>January</u> 20 <u>25</u>
<div><div> A Commissioner of Oaths DAVID JOHN HANNAM, a Commissioner, etc., Province of Ontario, for Zellinka Priamo Ltd. Expires October 4, 2027.</div><div> Applicant or Authorized Agent*</div></div> <div><small>Digitally signed by Caden McAllister DN: cn=Caden McAllister, o=Zellinka Priamo Ltd., ou, email=caden.m@applan.com, c=CA Date: 2025.01.09 11:57:29 -05'00'</small></div>