

JAN 23 2025



THE MUNICIPALITY OF
LAMBTON SHORES

RECEIVED
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: 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 Official Plan land use designation: Residential	
4. Current Zoning: Residential (R1)	
5. Describe the nature and extent of the relief from the Zoning By-law (what is being varied): Relief from Zoning By-Law Section 7.2 b) ii) to permit a minimum lot frontage of 9.2m, whereas the minimum required lot frontage for a semi-detached dwelling in the R1 zone is 10m.	
6. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law: See enclosed cover letter.	

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

7. Description of subject land		
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	

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

9. Access to subject land	
Provincial Highway:	County Road:
Municipal Road: via Macnab Street	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 - Single-detached dwelling

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	Unknown	+/-6.3m	+/-20.4m	+/-0.8m, +/-13.1m	1-storey	+/- 240 sq.m

12. Describe all proposed uses of the subject land? Residential - four (4) semi-detached dwellings

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

Yes*☒

No ☐ Four semi-detached dwellings - Final Building Specifications have not been decided at this time.

*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
semi-detached (Lot 1)	6.0m	15.8m	2.3m and 0m	<11m	115 sq.m
semi-detached (Lot 2)	6.3m	15.6m	2.3m and 0m	<11m	115 sq.m
semi-detached (Lot 3)	6.4m	15.3m	2.3m and 0m	<11m	115 sq.m
semi-detached (Lot 4)	6.7m	15.1m	2.4m and 0m	<11m	115 sq.m

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

September 10th, 2024

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

Unknown

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

☒ publicly owned and operated piped water system

☐ lake or other water body

☐ privately owned well or communal well

☐ other (please specify) _____

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

☒ publicly owned and operated sanitary sewage system

☐ privy

☐ privately owned individual or communal septic system

☐ other (please specify) _____

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

☒ storm sewers

☐ swales

☐ municipal drainage ditches

☐ other (please specify) _____

19. Is the subject land the subject of:

An application for approval of a Plan of Subdivision under the *Planning Act*?
*If yes, provide the following: File No. _____ Status _____

Yes* ☐ No ☒

An application for an application for Consent under the *Planning Act*?
*If yes, provide the following: File No. _____ Status concurrent

Yes* ☒ No ☐

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, Mudassar 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, Mudassar Khan ~~Mudassar Khan~~ agent authorization, being the owner of the property described in

(Name)

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 20 day of December 2024



Owner

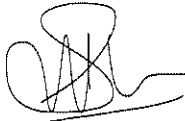
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Please be advised that the municipality may incur expenses associated with obtaining outside legal/ engineering/planning review/assistance from its consultants, relating to the application. Any expenses that the municipality incurs in this regard will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

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



December 20 2024

Signature

Date

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

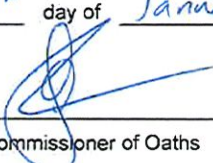
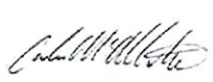
I, Muhammad Saboor Khan authorization form
(Name), being the owner of the property described in

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 20 day of December 2024

Owner

STATUTORY DECLARATION	
<p>I, <u>Caden McAllister</u> of the <u>City of London</u> <small>(Name)</small> <small>(Name of City, Town, Township, Municipality, etc.)</small> <u>County of Middlesex</u></p>	
<p>in the _____ <small>(Name of County, Region or District)</small></p>	
<p>SOLEMNLY DECLARE THAT The information provided in this application as required under Section 45 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.</p>	
<p>Declared before me at the <u>City</u> of <u>London</u> in the <u>County of Middlesex</u></p>	
<p>this <u>9th</u> day of <u>January</u> 20 <u>25</u></p>	
<p> A Commissioner of Oaths</p> <p>DAVID JOHN HANNAM, a Commissioner, etc., Province of Ontario, for Zelinka Priamo Ltd. Expires October 4, 2027.</p>	<p> Digitally signed by Caden McAllister DN: cn=Caden McAllister, o=Zelinka Priamo Ltd., ou, email=caden.m@zplan.com, c=CA Date: 2025.01.09 11:59:18 -05'00'</p> <p>Applicant or Authorized Agent*</p>