



The Municipality of Lambton Shores

Application for Amendment to Zoning By-law # 1-2003

NAME OF APPLICANT

MFL Properties Ltd., c/o Kyle Ford & Chelsea Middleton

ADDRESS

1380 Doon Village Road, Kitchener ON, N2P 1A5

TELEPHONE

(519) 500-5953

E-MAIL

kyle@bremacrealestate.com

IF KNOWN, NAME OF HOLDER OR MORTGAGE, CHARGE OR ENCUMBERANCE

Rasenberg Investment Limited

ADDRESS

301 Thames Road

ADDRESS

Exeter, ON N0M 1S3

OFFICIAL PLAN – current designation

'Residential' on Schedule 'A1' (Grand Bend)

'General Regulation Area' and 'Lakeshore Area 2'

DIMENSIONS OF SUBJECT LAND:

Frontage: approx. 18m

Depth: approx. 120 m

Area: Approx. 0.22 Ha

REZONING – Nature and extent of rezoning requested:

The subject lands are proposed to be re-zoned FROM 'Residential 4' and 'Lakeshore' to 'Residential 3-#' and 'Lakeshore'. (The special provisions will permit site-specific development features necessary to provide sufficient living space for a three-unit development.) Please see the Planning Justification Report for more details.

DATE – If known, date subject land was acquired by current owner:

NAME OF AGENT (if the applicant is an agent authorized by the owner)

Monteith Brown Planning Consultants (c/o Jay McGuffin)

ADDRESS

610 Princess Avenue, London ON, N6B 2B9

TELEPHONE

(519) 686-1300

E-MAIL

jmcguffin@mbpc.ca

IF KNOWN, NAME OF HOLDER OR MORTGAGE, CHARGE OR ENCUMBERANCE

ADDRESS

ZONING – current designation

'Residential 4' and 'Lakeshore'

REZONING – Reason why rezoning requested:

The proposed re-zoning will permit the construction of a three-storey, three-unit residential building on the property. Please see the Planning Justification Report for more details.

April 19, 2019

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number)

Part of Lots 372 & 405, Registered Plan No. 24 (formerly the Village of Grand Bend) in the Municipality of Lambton Shores, County of Lambton
17 Pine Street, Grand Bend

ACCESS – Access to the subject land will be by:

☐ Provincial highway

☐ Municipal road – seasonal

☒ Municipal road – year round

☐ Right-of-way

☐ Other public road (specify)

☐ Water

WATER ACCESS – Where access to the subject land is by water only:

Docking facilities (specify) _____

Parking facilities (specify) _____

distance from subject land _____

distance from subject land _____

distance from nearest public road _____

distance from nearest public road _____

EXISTING USES of the subject land

Single-detached dwelling

IF KNOWN, LENGTH OF TIME the existing uses of the subject land have continued:

At least 18 years (based on aerial photos)

EXISTING BUILDINGS – STRUCTURES – where there are any buildings or structures on the subject land, indicate for each:

TYPE - 2-storey cottage (to be removed)

Front lot line setback: approx. 22.5 m Height in metres: approx. 6 m
approx. 6 m

Rear lot line setback: (from zone line) Dimensions approx. 8 m by 11 m

IF KNOWN,
DATE CONSTRUCTED prior to 2003

Side lot line setback: approx. 2.87 m Floor area: approx. 172 sq m

Side lot line setback: approx. 5.62 m

TYPE - detached garage (to be removed)

Front lot line setback: approx. 6.6 m Height in metres approx. 2 m

Rear lot line setback: approx. 29 m (from zone line) Dimensions: approx. 8m by 5.5 m

IF KNOWN,
DATE CONSTRUCTED prior to 2003

Side lot line setback: approx. 4 m Floor area: approx. 44 sq m

Side lot line setback: approx. 9.5 m

Attach additional page if necessary

PROPOSED USES of the subject land:

Three-storey, three-unit residential building. Please see the Planning Justification Report for more details.

PROPOSED BUILDINGS – STRUCTURES – Where any buildings or structures are proposed to be built on subject land, indicate for each:

TYPE - Multi-unit residential building Front lot line setback: 14.8 m Height in metres: 11m (to top of roof)
12 m (including guardrail)
 Rear lot line setback: 2.5m (to zone line) Dimensions: 25 m by 13.44 m
 Side lot line setback: 1.67 m Floor area: Total of approx 810 sq m
 Side lot line setback: 1.38 m

TYPE - _____ Front lot line setback: _____ Height in metres: _____
 Rear lot line setback: _____ Dimensions: _____
 Side lot line setback: _____ Floor area: _____
 Side lot line setback: _____ Attach additional page if necessary

WATER is provided to the subject land by:

Publicly-owned/operated piped water system X Lake or other water body _____
 Privately-owned/operated individual well _____ Other means (specify) _____
 Privately-owned/operated communal well _____

SEWAGE DISPOSAL is provided to the subject land by a:

Publicly-owned and operated sanitary sewage system X Privy _____
 Privately owned and operated individual or communal septic system _____ Other means (specify) _____

STORM DRAINAGE is provided to the subject land by:

☒ Sewers ☐ Ditches ☐ Swales ☐ Other means (specify)

OTHER APPLICATIONS – If known, indicate if the subject land is the subject of an application under the Act for:

☐ approval of a plan of subdivision (under section 51) File # _____ Status _____
☐ consent (under section 53) File # _____ Status _____
☐ previous application (under section 34) File # _____ Status _____

AUTHORIZATION BY OWNER

See enclosed Authorization of Agent

I, the undersigned, being the owner of the subject land, hereby authorize _____

to be the applicant in the submission of this application.

 Signature of owner

 Signature of witness

 Date

DECLARATION OF APPLICANT

I, Jay McGuffin of the City of London in the County of Middlesex

solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it 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 11 day of November, 2021



Signature of applicant



Signature of commissioner, etc.

Annette Rose Schroeder,
a Commissioner, etc., Province of Ontario,
for Monteith Brown Planning Consultants Ltd.
Expires January 23, 2022.