



THE MUNICIPALITY OF

LAMBTON SHORES

Community Services

9575 Port Franks Road, R.R. #1

Thedford, ON N0M 2N0

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DECISION OF THE COMMITTEE OF ADJUSTMENT

FILE # A07-2022

Application made by: **John & Mary Walsh**
Authorized Agent: **Greg Geoffrey**
Application Heard: **March 23, 2022**
Property: **10139 Shoreline Drive**

The applicant is requesting a variance from the Municipality of Lambton Shores' Zoning By-law Section 12.3 b) to reduce the Minimum Interior Side Yard Setback required in the "Exception 2 to the Residential – 6 Zone" from 4.6 m (15.09 ft) to 3.157 m (10.36 ft) to accommodate the construction of a new single detached dwelling.

DECISION:

That **Minor Variance Application A07-2022**, affecting lands known as 10139 Shoreline Drive, Southcott Pines, which would permit the construction of a new singled detached dwelling with a porch constructed at an interior side yard (south side) setback of 3.157m rather than the 4.6m requirement, be **APPROVED**, subject to the following conditions.

1. That the house be constructed in general conformity with the building plans submitted in support of the minor variance application and with the revised site plan, which shows the parking driveway and parking area outside the 4.6m side yard and shows an armour stone retaining wall.

Members concurring in the above ruling:

S. Ferguson Opposed

M. Gilpin

D. Hales *D. Hales*

D. Marsh

S. Rinaldi *S. Rinaldi*

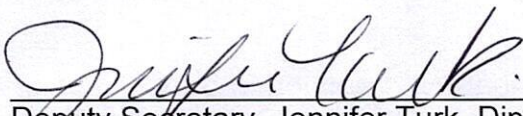
S. Robinson (Absent)

M. Simpson *M. Simpson*

***** CERTIFICATION *****

I, Jennifer Turk, Deputy Secretary of the Committee of Adjustment for the Municipality of Lambton Shores certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 25th day of March, 2022.



Deputy Secretary, Jennifer Turk, Dipl. M. M.
Committee of Adjustment, Municipality of Lambton Shores

NOTICE FOR APPEALING TO THE ONTARIO LAND TRIBUNAL

The last day for appeal of the above decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) is **April 11th, 2022**. To appeal Committee's decision to the Tribunal, a notice of appeal must be filed with the Secretary of the Committee of Adjustment of the Municipality of Lambton Shores, 9575 Port Franks Road, Thedford, ON, N0M 2N0. The appeal must set out the objection to the decision and the reasons in support of the objection, must be submitted using the Appeal Form required by the Tribunal, and must be accompanied by the fee required by the Tribunal, paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

Please note that Section 45 Subsection 17 of the Planning Act states that the Ontario Land Tribunal may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,

- (a) it is the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
 - (iii) the appeal is made only for the purpose of delay.