



THE MUNICIPALITY OF

**LAMBTON SHORES**

**Administration**

7883 Amtelecom Parkway

Forest, ON N0N 1J0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

**DECISION OF THE COMMITTEE OF ADJUSTMENT**

**FILE # A20-2022**

Application made by: Michael Tkacyk  
Authorized Agent: Zelinka Priamo Ltd/ c/o Matt Campbell  
Application Heard: September 28, 2022  
Property: 7571 Cornell Trail

The applicant is requesting a variance from Section 11.2 of the municipality's Zoning By-law to allow a Rear Yard Setback of 5.5 m, whereas 7.5 m is required, to permit the redevelopment of the lands for a new single detached dwelling.

**DECISION:**

**THAT** Minor Variance Application A20-2022, affecting lands known as 7571 Cornell Trail, which would permit a rear yard setback of 5.5 m for the construction of a single detached dwelling, be **DEFERRED**.

Members concurring in the above ruling:

S. Ferguson \_\_\_\_ *Original Signed By* \_\_\_\_ M. Gilpin \_\_\_\_ *Original Signed By* \_\_\_\_  
D. Hales \_\_\_\_ *Original Signed By* \_\_\_\_ D. Marsh \_\_\_\_ *Original Signed By* \_\_\_\_  
S. Rinaldi \_\_\_\_ *Original Signed By* \_\_\_\_ S. Robinson \_\_\_\_ *Original Signed By* \_\_\_\_  
M. Simpson \_\_\_\_ *Original Signed By* \_\_\_\_

\*\*\*\*\* 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 29<sup>th</sup> day of September, 2022.

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



THE MUNICIPALITY OF

**LAMBTON SHORES**

**Administration**

7883 Amtelecom Parkway

Forest, ON N0N 1J0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

**DECISION OF THE COMMITTEE OF ADJUSTMENT**

**FILE # A22-2022**

Application made by: Erin Williamson  
Application Heard: September 28, 2022  
Property: 111 Phibbs St., Forest

The Applicants request relief from Zoning By-law 1 of 2003, section 3.3.3 f) minimum exterior side yard, to permit a 1m exterior side yard setback. In this respect, the applicant proposes to construct a 20 feet by 25 feet (500 square feet) detached accessory building at a 1m exterior side yard setback, whereas a 6m setback is required by the R1-9 Zone site regulations.

**DECISION:**

**THAT** Minor Variance Application A22-2022, affecting lands known as 111 Phibbs St, which would permit a detached accessory building with a 1 m. exterior side yard setback, be **REFUSED**.

Members concurring in the above ruling:

S. Ferguson	___(Original Signed By)___	M. Gilpin	___(Original Signed By)___
D. Hales	___(Original Signed By)___	D. Marsh	___(Original Signed By)___
S. Rinaldi	___(Original Signed By)___	S. Robinson	___(Original Signed By)___
M. Simpson	___(Original Signed By)___		

\*\*\*\*\* 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 29<sup>th</sup> day of September, 2022.

(Original Signed By)

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 **October 18<sup>th</sup>, 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, 7883 Amtelecom Parkway, Forest, ON, N0N 1J0. 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.



THE MUNICIPALITY OF

**LAMBTON SHORES**

**Administration**

7883 Amtelecom Parkway

Forest, ON N0N 1J0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

**DECISION OF THE COMMITTEE OF ADJUSTMENT**

**FILE # A23-2022**

Application made by: Blair and Sheila Wilcox  
Authorized Agent: Aaron Lucas, Lucas Design Group Inc.  
Application Heard: September 28, 2022  
Property: 10 Beechwood Ave., Forest

The applicant is requesting a variance from Section 3.3.4 ii) of the municipality's Zoning By-law to allow accessory buildings with total combined lot coverage of 163.171 m<sup>2</sup>, whereas 93 m<sup>2</sup> is required, and a maximum height of 6.753 m., whereas 6.1 m. is required for accessory buildings in a residential zone. In this respect, the applicant proposes to construct a 152 m<sup>2</sup> detached garage in addition to an existing 11.1 m<sup>2</sup> shed.

**DECISION:**

**THAT** Minor Variance Application A23-2022, affecting lands known as 10 Beechwood Ave., Forest, which would permit a detached accessory building with a lot coverage of 152.022 m<sup>2</sup> and a height of 6.753 m, be **APPROVED**, subject to the following conditions:

1. That the building be constructed consistent with the design and placement shown in the renderings submitted in support of the application;
2. That, notwithstanding the foregoing condition, the rear yard setback be increased to at least 30 ft but not more than 50 ft; and
3. That a hedge or row of trees a minimum of 60 ft in length be planted and maintained south of the building abutting along the interior side lot line.

Members concurring in the above ruling:

S. Ferguson \_\_Original Signed By\_\_ M. Gilpin \_\_Original Signed By\_\_

D. Hales \_\_Original Signed By\_\_ D. Marsh \_\_Original Signed By\_\_

S. Rinaldi \_\_Original Signed By\_\_ S. Robinson \_\_Original Signed By\_\_

M. Simpson \_\_Original Signed By\_\_

\*\*\*\*\* 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 29<sup>th</sup> day of September, 2022.

Original Signed By  
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 **October 18<sup>th</sup>, 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, 7883 Amtelecom Parkway, Forest, ON, N0N 1J0. 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.



THE MUNICIPALITY OF

LAMBTON SHORES

**Administration**

7883 Amtelecom Parkway

Forest, ON N0N 1J0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

**DECISION OF THE COMMITTEE OF ADJUSTMENT**

**FILE # A24-2022**

Application made by: Sandra Kieswetter  
Application Heard: September 28, 2022  
Property: 69 Beach Street, Grand Bend

The applicant is requesting a variance from Section 5.10.2 f) of the municipality's Zoning By-law to allow an Exterior Side Yard Setback of 4.5 m (14 feet, 11 and five eighths inches), whereas 6 m is required, and Section 5.10.2 i) to allow maximum lot coverage of 35.3%, whereas 35% is required to permit the construction of an addition to an existing single detached dwelling.

**DECISION:** THAT Minor Variance Application A24-2022, affecting lands known as 69 Beach Street, Grand Bend, which would permit an exterior side yard setback of 4.55 m and lot coverage of 35.3% for the construction of an addition to a single detached dwelling, be **APPROVED**, subject to the following condition(s):

1. That the variances only apply to permit construction as proposed in the applicant's sketch; and
2. That the shed with a lot coverage of 4.2 m<sup>2</sup> (45 ft<sup>2</sup>) on the subject lands be removed to the satisfaction of the Municipality.

Members concurring in the above ruling:

S. Ferguson	__Original Signed By__	M. Gilpin	__Original Signed By__
D. Hales	__Original Signed By__	D. Marsh	__Original Signed By__
S. Rinaldi	__Original Signed By__	S. Robinson	__Original Signed By__
M. Simpson	__Original Signed By__		

\*\*\*\*\* 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 29<sup>th</sup> day of September, 2022.

Original Signed By  
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 **October 18<sup>th</sup>, 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, 7883 Amtelecom Parkway, Forest, ON, N0N 1J0. 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.