



January 22, 2024

Karl and June Elliott
P.O. Box 317
2 Allen Street
Thedford, ON N0M 2N0

Dear Karl and June,

Re: Zoning By-law Amendment Application Z01-2024
2 Allen St, Thedford
Municipality of Lambton Shores

Approval in Principle of Application

You were present at the Council meeting January 16, 2024, however this letter is formal confirmation that Council approved your zoning amendment application in principle, subject to the completion of two conditions. In that respect Council passed the following resolution:

THAT Report PL 01-2024, relating to a Zoning By-Law Amendment Application submitted by Karl and June Elliott, be received; and

THAT ZBA Application ZO-01/2024, submitted by Karl and June Elliott, requesting an amendment to Zoning By-Law 1 of 2003 to rezone 2 Allen St, Thedford, to permit 2 dwellings, be approved; and

THAT all applicable development charges and sanitary charges be paid.

Condition #1

The first condition is that "all applicable development charges be paid". A development charge of \$11,918.11 is payable if the original house is not removed. Staff reviewed Development Charges By-law 1 of 2018 and the Development Charges Brochure that were both applicable when the permit for the new house was issued in 2022. Staff determined that this amount was the rate for a single detached dwelling and that there were no exemptions that would apply to a second single detached dwelling at 2 Allen St.

Condition #2

The second condition is that "all applicable sanitary charges be paid". In this respect, Council requires that the original house be connected to the Municipal sanitary sewers. You will need to determine the best way to make this connection and take out and pay

You will need to determine the best way to make this connection and take out and pay for a plumbing permit with the County of Lambton. To complete this condition, you will need to either install the new connection, or (as is more likely this time of year) complete an agreement with the Municipality with a security to ensure the connection is made in the future.

Final Approval of Application

When the above conditions have been completed, Staff will bring a by-law for Council to pass, which will complete their approval of your rezoning application. Once the formal implementing by-law is passed, the Municipality will send out notice of passing and the zoning will come into full force and effect after a 20-day appeal period ends.

Two dwellings will then be in compliance with the zoning by-law, and zoning non-compliance will no longer prevent you from closing out your building permit for the new dwelling.

Required Action

With respect to the above, please complete the following no later than February 16, 2024:

1. Advise the Municipality whether you are willing to complete the two conditions Council has put on your zoning approval;
2. Pay the \$11,918.11 Development Charge that would have been payable in 2022; and
3. Determine how you will connect the original house to the Municipal sanitary sewer system and apply to the County of Lambton for a plumbing permit.

If I can be of any further assistance please do not hesitate to contact me.

Yours Respectfully,



Will Nywening,
Senior Planner

cc Stephen McAuley, Chief Administrative Officer
Stephanie Troyer-Boyd, Director of Corporate Services