



THE MUNICIPALITY OF

LAMBTON SHORES

Administration Office - 7883 Amtelecom Parkway, Forest, ON N0N 1J0

T: 519-786-2335 / 1-877-786-2335 F: 519-786-2135

NOTICE OF PUBLIC HEARING OF MUNICIPAL COUNCIL

RE: ZONING BY-LAW AMENDMENT APPLICATION ZO-02/2018
LOCATION: Brooklawn Drive and Tattersall Lane, Grand Bend
Block 26 and Lots 1 to 6, Registered Plan 25M42
OWNER: Rice Development Company Inc.

Please be advised that a Public Hearing to consider the above noted application will be held by the Council of the Corporation of the Municipality of Lambton Shores at the Legacy Centre located at 16 Allen Street, Thedford, ON N0M 2N0 on:

February 13, 2018, at approximately 7:00 p.m.

Summary of the Application

The Owner, Rice Development Company Inc., is requesting an amendment to Zoning By-law 1 of 2003 as it affects lands located south of Brooklawn Drive and west of Tattersall Lane and described as Block 26 and Lots 1 to 6, Registered Plan 25M42 in Grand Bend, to amend the existing Residential 4-2 (R4-2) Zone and the Residential - 13 (R13) Zone on the lands as follows:

a) Amendments Proposed to the Residential 4-2 (R4-2) Zone:

- to allow a semi-detached dwelling as a permitted use in a Residential 4-2 (R4-2) Zone in compliance with the Residential - 1 (R1) Zone regulations; and
- to allow a driveway to a multiple family dwelling to be traverse a Residential 4-2 (R4-2) Zone.

b) Amendments Proposed to the Residential - 13 (R13) Zone:

- to allow a semi-detached dwelling as a permitted use in a Residential - 13 (R13) Zone in compliance with the Residential - 1 (R1) Zone regulations;
- to amend Section 19.2 a) to allow a multiple dwelling to be developed at a maximum density of 70 units per hectare provided it is located within 120 metres of the west boundary of Block 26, Registered Plan 25M42, whereas the by-law currently only permits a multiple dwelling to be developed at a maximum density of 70 units per hectare provided it is located within 90 metres of the west boundary of Block 26, Registered Plan 25M42;

- to amend Section 19.2 c) to reduce the minimum lot frontage required for a multiple dwelling from 30 metre to 10 metres; and
- to amend Section 19.2 g) to increase the maximum height allowed for a multiple dwelling from 12 metres and 3 storeys provided it is located within 90 metres of the west boundary of Block 26, Registered Plan 25M42, to 15 metres and 4 storeys provided it is located within 120 metres of the west boundary of Block 26, Registered Plan 25M42

Rice Development Company Inc is proposing to develop 7 semi-detached dwellings (14 dwelling units) on the south side of Brooklawn Drive and the west side of Tattersall Lane. In addition, they are proposing to develop a 4 storey multiple dwelling (apartment building) on the south portion of Block 26, Registered Plan 25M42.

Please find attached a location map and site plan showing the subject lands and the proposed development.

Should you require any additional information, please do not hesitate to contact Patti Richardson at 1-877-786-2335 or 786-2335 or at prichardson@lambtonshores.ca

Additional information relating to the proposed amendment is available for inspection during regular office hours at the Municipality of Lambton Shores, 7883 Amtelecom Parkway, Forest, Ontario.

Any written submissions regarding this application should be sent to the attention of Stephanie Troyer-Boyd, Clerk, Municipality of Lambton Shores, 7883 Amtelecom Parkway, Forest, Ontario, N0N 1J0 or emailed to STroyer-Boyd@lambtonshores.ca

PLANNING ACT INFORMATION

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

IF YOU WISH TO BE NOTIFIED of the decision of Council on the Zoning By-law Amendment, you must make a written request to the Municipality of Lambton Shores, Attention: Stephanie Troyer-Boyd, Clerk, Forest, Ontario, N0N 1J0 or emailed to STroyer-Boyd@lambtonshores.ca

IF A PERSON OR PUBLIC BODY does not make oral submission at a public meeting or make written submissions to the Municipality of Lambton Shores before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Lambton Shores to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Lambton Shores before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

DATED AT THE MUNICIPALITY OF LAMBTON SHORES THIS 24 DAY OF JANUARY, 2018.

A handwritten signature in cursive script, reading "P. Richardson".

Patti L. Richardson, Senior Planner
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, Ontario N0N 1J0
Ph: (519) 786-2335 Fax: (519) 786-2135
Email: prichardson@lambtonshores.ca



SUBJECT LANDS



7735 Kennedy Road South, Brampton Ont. L6W 0B9
Tel: (905) 796-3630 Fax: (905) 796-6360

PREFERRED CONCEPTUAL LAYOUT
GRAND BEND
BLOCK 26
SEMI DETACHED UNITS AND APARTMENT LAYOUT

