



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### Your comments are welcome on Minor Variance Application A16-2024

**Date of Public Hearing: Wednesday, December 18, 2024 at 7:10 pm**

**Location: 9577 Port Franks Road, Thedford, ON N0M 2N0 – Council Chambers**

**TAKE NOTICE** that the applicant is requesting relief from Section 3.3.4 ii) of Zoning By-law 1 of 2003, which permits maximum detached accessory building height and lot coverage of 6.1 m and 93m<sup>2</sup>, respectively. In this respect, the applicant is proposing to construct a 72m<sup>2</sup> accessory building with a height of 7.925 m which, in addition to existing accessory buildings, would result in a total accessory building lot coverage of 95m<sup>2</sup>.



This application was considered complete on November 14, 2024.

**Owner/Applicant: James & Karyn Thuss**

**Location: 9680 Ipperwash Road, Ipperwash (Plan 402 Pt Lot 100)**

Dated at the Municipality of Lambton Shores this 27th day of November, 2024.

Jennifer Turk, Dipl. M. M.  
Secretary-Treasurer, Committee of Adjustment

If you rent your property to seven (7) or more tenants, please post a copy of this notice in an allocation on your property which is visible to all of the residents. The Municipality of Lambton Shores is committed to providing services as set out in the Accessibility with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

### How to Access the Meeting

This meeting is a Public Meeting and will be held in-person starting at 7:00 pm, on the date of the public meeting at 9577 Port Franks Road, Thedford, ON N0M 2N0, in Council Chambers. All public meeting agendas will be available on the Municipality of Lambton Shores' website.

## Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments regarding the application, to the Secretary-Treasurer via email to Jennifer Turk at [jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca) or to Planners Will Nywening or Ken Bulgin, at [wnywening@lambtonshores.ca](mailto:wnywening@lambtonshores.ca) or [kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca). Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk. Oral comments may also be expressed at the meeting. If you do not attend the public hearing it may proceed in your absence and, except as otherwise provided by the Planning Act, you will not be entitled to any further notice in the proceedings.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and maybe published in a Planning Report, Council Agenda or Council Minutes.

## Know Your Rights

If a person or public body does not make oral submissions at the public hearing or make written submissions to the Municipality of Lambton Shores Committee of Adjustment before the application is approved, the person or public body is not entitled to appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

## Stay In The Loop

If you have any inquiries or questions about the application, please contact the undersigned.

If you wish to be notified of the decision of the Municipality of Lambton Shores Committee of Adjustment on the proposed planning application, you must make a written request to the Municipality of Lambton Shores at 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk or by email at [jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca). This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Municipality of Lambton Shores Committee of Adjustment decision may be appealed to the Ontario Land Tribunal. You can also scan the QR Code and you will be directed to our website for further information and updates on this application.



## Additional Information

Additional information regarding the application may be available to the public for inspection at the Municipal Office, 9577 Port Franks Road, Thedford, Ontario N0M 2N0 from 8:30 a.m. to 4:30 p.m., Monday to Friday or inquires can be made by calling (519) 243-1400 Extension 8410 or by email to [jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca)

It is a requirement of the Planning Act that every owner of land within 60 metres (200 ft) of the subject land is to be notified of the application. If you are aware of any other person interested or affected by this application who has not received a notice, please advise them of the application.

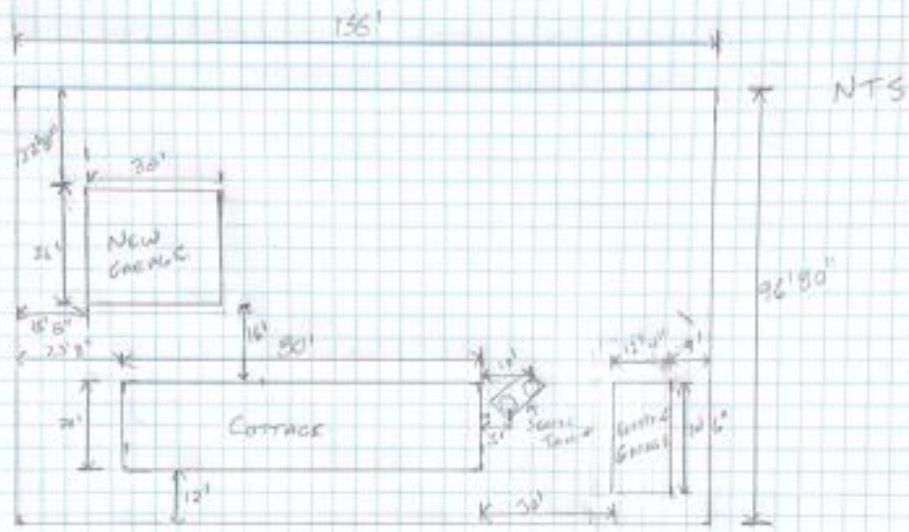
## Planners

Will Nywening, Planner  
[wnywening@lambtonshores.ca](mailto:wnywening@lambtonshores.ca)  
519-243-1400 Ext 8512

Ken Bulgin, Planner  
[kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca)  
519-243-1400 Ext 8311

## Municipal Contact

Jennifer Turk, Secretary-Treasurer  
[jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca)  
519-243-1400 Ext 8410



NEW GARAGE  
 DISTANCES  
 15'5" FROM SIDE  
 22'5" FROM FRONT  
 12' FROM REAR  
 104'4" FROM FAIR SIDE

+ SEMI-TANK - DISTANCES  
 ARE FROM THE COTTAGE  
 TO EACH END

