



THE MUNICIPALITY OF  
LAMBTON SHORES

# Minor Variance Application

PURSUANT TO SECTION 45 OF THE PLANNING ACT

FOR OFFICE USE ONLY

DATE RECEIVED:

Oct 22/24

HEARING DATE:

Dec 2024

A16-2024

1. Applicant information	
Registered owner(s) of the subject land	
Name: James and Karyn Thuss	
Address: 9680 Ipperwash Road	
Town: Lambton Shores	Postal Code: N0N 1J3
Phone:	Cell: 519-870-2703
Fax:	Email: jimthuss1969@gmail.com
Authorized agent (authorized by the owner to file the application, if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

2. The date of the application: October 22, 2024

3. Current Official Plan land use designation: Residential

4. Current Zoning: Residential

5. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):  
 Construction of new auxiliary building (72 sq metres) - looking for additional 1.825 metres over the current 6.1 metre height restriction - total height would be 7.925 metres  
 ALSO SEEKING RELIEF FROM 93 M<sup>2</sup> MAXIMUM LOT COVERAGE FOR AN ACCESSORY BUILDING TO ALLOW TWO AB'S THAT TOTAL 95 M<sup>2</sup>

6. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:  
 The first floor of the garage will be used to park vehicles. A planned second floor would be for storage as well as tools for woodworking. Our cottage does not have a basement so the second floor of this auxiliary building allows for this use. The additional height is to allow for sufficient usable space on the second floor. The zoning by-law height would be too restrictive based on what we want to use the building for. THE COVERAGE VARIANCE IS REQUESTED TO ALLOW FOR THE PLANS WE HAVE MADE WHICH IS FOR THE BUILDING TO BE 7.92m x 9.14m, WHICH EXCEEDS THE MAXIMUM BY 2M<sup>2</sup>, EXCEEDING THIS MAXIMUM IN DEVELOPING OUR PLANS WAS NOT INTENTIONAL.

<b>7. Description of subject land</b>		
Geographic Township:	Concession(s):	Lot(s):
Registered Plan: <b>402</b>	Lot(s): <b>100</b>	
Reference Plan: <b>R6</b>	Part(s):	
Street Address: 9680 Ipperwash Road, Lambton Shores	Municipal Roll Number: 3845-460-050-23900-0000	

<b>8. Dimensions of subject land (in metric units)</b>		
Frontage: <b>47.24 metres</b>	Depth: <b>29.26 metres</b>	Area: <b>1382.26 sq metres</b>

<b>9. Access to subject land</b>	
Provincial Highway:	County Road:
Municipal Road:	Other Public Road:
Right of Way: <b>Easement</b>	Water:

Item 9 to the Schedule of Ontario Regulation 544/06 applies only if access is by water.

**10. Describe all existing uses of the subject land?**

Residential use only

**11. Please indicate whether there are any existing buildings or structures on the subject lands?**

Yes\*  No

\*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
<b>Cottage</b>	1957, 2017, 2021	19.5 metres	3.65 metres	7.92 metres	5 metres high	148 sq metres
<b>Garage</b>	?	19.5 metres	3.65 metres	2.74 metres	3 metres high	23 sq metres

**12. Describe all proposed uses of the subject land?**

No new proposed uses

13. Please indicate whether any buildings or structures are proposed to be built on the subject land?

Yes\*  No

\*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Garage	6 metres	4.87 metres	3 metres	7.925 metres	72 sq metres

14. Please indicate the date when the subject land was acquired by the current owner?

April 28, 2017

15. Please indicate the length of time that the existing uses of the subject land have continued?

Since purchase

16. Water Supply: Water supply is provided to the subject land via?

<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> lake or other water body
<input type="checkbox"/> privately owned well or communal well	<input type="checkbox"/> other (please specify) _____

17. Sewage Disposal: Sewage disposal is provided to the subject land via?

<input type="checkbox"/> publicly owned and operated sanitary sewage system	<input type="checkbox"/> privy
<input checked="" type="checkbox"/> privately owned individual or communal septic system	<input type="checkbox"/> other (please specify) _____

18. Storm Drainage: Storm drainage is provided to the subject land via?

<input type="checkbox"/> storm sewers	<input type="checkbox"/> swales
<input type="checkbox"/> municipal drainage ditches	<input type="checkbox"/> other (please specify) _____

19. Is the subject land the subject of:

An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>

20. Please indicate whether the subject land has previously been the subject of an application for Minor Variance?

Yes  No

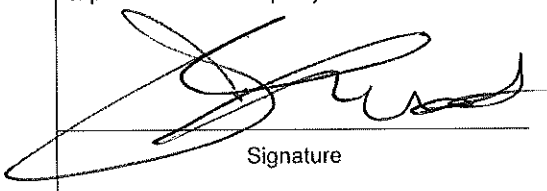
21. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

**MUNICIPAL COSTS**

Please be advised that the municipality may incur expenses associated with obtaining outside legal/ engineering/planning review/assistance from its consultants, relating to the application. Any expenses that the municipality incurs in this regard will be forwarded to the applicant, for payment.

I, James Thuss, (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.

  
Signature

October 22, 2024  
Date

**AGENT AUTHORIZATION** (\*Please complete for an agent to act on behalf of the owner of the subject land.)

I, \_\_\_\_\_, (Name) being the owner of the property described in

Section 1 of this application for Minor Variance, hereby authorize \_\_\_\_\_ (Agent)

to act as my agent in matters related to this application for Minor Variance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Owner

STATUTORY DECLARATION

I, JAMES THUSS of the MUNICIPALITY OF LAMBTON SHORES  
(Name) (Name of City, Town, Township, Municipality, etc.)

in the COUNTY OF LAMBTON  
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 45 of the *Planning Act* and Ontario Regulation 200/96 is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Municipality  
of Lambton Shores in the

Jennifer Turk, DEPUTY-CLERK  
Municipality of Lambton Shores  
County of Lambton  
Commissioner, R.S.O. Chapter C.17

this 22<sup>nd</sup> day of October 20 24

  
A Commissioner of Oaths

  
Applicant or Authorized Agent\*