



January 22, 2025 - 7:00 pm

Members Absent: Chair Steve Robinson

1. Call to Order

2. Declaration of Pecuniary Interest

3. Approval of Agenda

Carried**Carried**

5.1.1 Report COA 03-2025 - Consent Application B-13/2024 – 9780
Lakeshore Road – Ken Stead (Agent: Ralph Naujokaitis)

payable with respect to the lands be paid to date;

4. That the applicant pay the Municipality's fee to stamp the deed;
5. That the applicant obtain a zoning amendment to rezone the severed parcel to an Environmental Protection Zone and a portion of the retained parcel that includes the dwelling and detached garage to a Residential-6 (R6) Zone to match the zoning on the remainder of the retained lot;
6. That the applicable road authority be satisfied that the resultant parcels have suitable, independent road access, or the applicant install or upgrade entrances as required by the road authority;
7. That all conditions be fulfilled and the certificate of consent required by Section 53(42) of the *Planning Act* be obtained within two years of the notice of decision of this consent.

Carried

5.2 7:10 pm - Minor Variance A01-2025 for James and Shannon Sharp - 32 Hill Street, Grand Bend

5.2.1 Report COA 01-2025 - Minor Variance Application A-01/2025 – 32 Hill St, Grand Bend – James and Shannon Sharp

Matt Relouw was in attendance to represent the subject application.

Secretary-Treasurer Jennifer Turk provided a summary of the proposal, provided the order of procedure for the public hearing, and advised of additional comments received from the Lambton Shores Community Association not in support of the application.

Planner Will Nywening presented the Recommendation Report.

Deputy Chair Hales inquired if the Authorized Agent had any questions or comments to add to the submission. Matt provided a summary of the minor variance request.

Deputy Chair Hales inquired if any Committee Members had any comments or questions regarding the subject application. None were received.

Deputy Chair Hales inquired if any Committee Members had any comments or questions regarding the subject application. Councillor Marsh inquired if all the reports came back that the severance could be supported, could staff recommend an approval. Planner Will Nywening advised that due to the policies that are in place for this area, a severance would not be supported in any event.

Deputy Chair Hales inquired if any member of the gallery had any comments or questions regarding the subject application. None were received.

COA25-0122-05 Moved by: Ronn Dodge
Seconded by: Ryan Lichty

THAT Consent Application B-01/2025, requesting permission to sever lands known as 9966-9970 Huron Drive into two lots, each with 70 feet frontage, be refused.

Carried

5.4 Report COA 04-2025 - Deferred Minor Variance Application A-16/2024 - 9680 Ipperwash Road – James & Karyn Thuss

Jim and Karyn Thuss were in attendance to represent the subject application.

Secretary-Treasurer Jennifer Turk provided a summary of the proposal, advising that the application was deferred from the December 18, 2024 Committee of Adjustment meeting, provided the order of procedure for the public hearing, and advised of three (3) additional comments received by the applicant, from neighbouring properties that were in support of the proposal.

Planner Ken Bulgin presented the Recommendation Report.

Deputy Chair Hales inquired if the Applicants had any questions or comments to add to the submission. Jim provided a summary of the minor variance request with the reduced request from 7.95 m to 7.25 m for maximum height.

Deputy Chair Hales inquired if any Committee Members had any comments or questions regarding the subject application. Councillor Marsh inquired about the offer from the Planner of a maximum height of 6.5 m. Jim advised the committee that it would cost him more money to construct the accessory building with a lower height limit than a higher height limit due to the cost of the trusses. Councillor Dodge inquired

where the maximum height of 6.1 m came from. Planner Will Nywening advised that the height limits on accessory buildings in the municipal zoning by-law, are municipal wide, and are to keep accessory buildings in scale to the primary building or dwelling.

Deputy Chair Hales inquired if any member of the gallery had any comments or questions regarding the subject application. None were received as there were no members of the public in the gallery.

Committee Members Ryan Lichty and Robin Loader motioned to approve the Planner's Recommendation, but was not carried.

COA25-0122-06 Moved by: Ronn Dodge
Seconded by: Dave Marsh

THAT Minor Variance Application A16-2024, affecting lands known as 9680 Ipperwash Road, to permit the construction of a two-storey detached garage with an accessory building height of 7.25 m (23.75 ft), and total maximum lot coverage of 96 m² (1033.34 ft²) for accessory buildings, be approved in part, subject to the following condition(s):

1. That the accessory building height be limited to 6.5 m (21.33 ft); and
2. That the accessory building be constructed in general conformity with the placement and lot coverage shown in the plans submitted in support of the application.

Carried

6. Other Business

6.1 Next Meeting - February 26, 2025

Secretary-Treasurer Jennifer Turk advised that there would not be a meeting in February. No applications had been submitted.

7. Adjourn

COA25-0122-07 Moved by: Dan Sageman
Seconded by: Dave Marsh

That the meeting adjourns at 8:28 pm.

Carried