



THE MUNICIPALITY OF

LAMBTON SHORES

Community Services

9575 Port Franks Road, R.R. #1

Theford, ON N0M 2N0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

DECISION OF THE COMMITTEE OF ADJUSTMENT

FILE # A04-2022

Application made by: **Carey Budd**
Application Heard: **February 23, 2022**
Property: **9675 Richardson Drive**

The applicant is requesting a variance from the Municipality of Lambton Shores' Zoning By-law Section 3.3.4 which allows an accessory building or structure a maximum height of 6.1 metres if its lot coverage is between 68 m² and 93 m². In this respect, the applicant is proposing to expand an existing 528 ft² (49.05 m²) accessory building to 93 m² (1001 ft²) and the 43.94 m² (473 ft²) addition would be two (2) storeys with a maximum height of 25 ft (7.62 m).

DECISION:

That **Minor Variance Application A-04/2022**, affecting lands known as 9675 Richardson Drive, Ipperwash, which would permit an accessory building height of 7.62m in order to permit an addition to an existing accessory building, be **APPROVED**, subject to the following condition:

1. That the variance only apply to permit construction as proposed in the applicant's sketch, in particular that height be limited to 23.75 feet (7.25m); and
2. That County Building Services confirm that the septic system is in a condition satisfactory to them and not negatively impacted by the proposed addition or is alternately replaced or upgraded to their satisfaction.

Members concurring in the above ruling:

S. Ferguson

M. Gilpin

D. Hales

D. Marsh

S. Rinaldi

S. Robinson

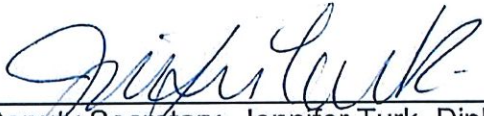
(Absent)

M. Simpson

***** CERTIFICATION *****

I, Jennifer Turk, Deputy Secretary of the Committee of Adjustment for the Municipality of Lambton Shores certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 25th day of February, 2022.



Deputy Secretary, Jennifer Turk, Dipl. M. M.
Committee of Adjustment, Municipality of Lambton Shores

NOTICE FOR APPEALING TO THE ONTARIO LAND TRIBUNAL

The last day for appeal of the above decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) is **March 17th, 2022**. To appeal Committee's decision to the Tribunal, a notice of appeal must be filed with the Secretary of the Committee of Adjustment of the Municipality of Lambton Shores, 9575 Port Franks Road, Thedford, ON, N0M 2N0. The appeal must set out the objection to the decision and the reasons in support of the objection, must be submitted using the Appeal Form required by the Tribunal, and must be accompanied by the fee required by the Tribunal, paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

Please note that Section 45 Subsection 17 of the Planning Act states that the Ontario Land Tribunal may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,

- (a) it is the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
 - (iii) the appeal is made only for the purpose of delay.



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DECISION OF THE COMMITTEE OF ADJUSTMENT

FILE # A05-2022

Application made by: **Donald & Susan Edgar**
Authorized Agent: **Natalie Allison**
Application Heard: **February 23, 2022**
Property: **10309 Riverside Drive**

The applicant is requesting relief from Zoning By-law 1 of 2003 section 12.3 b), which requires an interior side yard setback of 4.6m (15.1 feet) in the Residential-6.2 (R6.-2) Zone. In this respect, the applicant proposes to construct an attached garage as an addition to an existing single detached dwelling. It would be located 10 feet (3.05m) from the side lot line at the nearest point.

DECISION:

That **Minor Variance Application A-05/2022**, affecting lands known as 10309 Riverside Drive, Grand Bend, which would permit an interior side yard of 10 feet for the construction of an attached garage as an addition to a single detached dwelling, be **APPROVED**, subject to the following condition:

1. That the variance only apply to permit construction as proposed in the applicant's sketch;
2. That the applicant obtain the permit required from the Ausable Bayfield Conservation Authority;
3. That County Building Services confirm that the septic system is in a condition satisfactory to them or is alternately replaced or upgraded to their satisfaction; and
4. That all reasonable efforts be made to preserve existing trees in proximity to the attached garage during the construction process.

Members concurring in the above ruling:

S. Ferguson 

M. Gilpin 

D. Hales 

D. Marsh 

S. Rinaldi 

S. Robinson (Absent)

M. Simpson 

***** CERTIFICATION *****

I, Jennifer Turk, Deputy Secretary of the Committee of Adjustment for the Municipality of Lambton Shores certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 25th day of February, 2022.



Deputy Secretary, Jennifer Turk, Dipl. M. M.
Committee of Adjustment, Municipality of Lambton Shores

NOTICE FOR APPEALING TO THE ONTARIO LAND TRIBUNAL

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Please note that Section 45 Subsection 17 of the Planning Act states that the Ontario Land Tribunal may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,

- (a) it is the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
 - (iii) the appeal is made only for the purpose of delay.



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DECISION OF THE COMMITTEE OF ADJUSTMENT

FILE # A06-2022

Application made by: **Gary & Shana Graham**
Application Heard: **February 23, 2022**
Property: **21 Shady Lane**

The applicant is requesting relief from Zoning By-law 1 of 2003 section 12.3 b), which requires an interior side yard setback of 4.6m (15.1 feet) in the Residential-6.2 (R6.-2) Zone. In this respect, the applicant proposes to construct an attached garage as an addition to an existing single detached dwelling. It would be located 8 feet (2.43m) from the side lot line at the nearest point.

DECISION:

That **Minor Variance Application A-06/2022**, affecting lands known as 21 Shady Lane, Grand Bend, which would permit a rear yard of 18.75m for the construction of single detached dwelling, be **APPROVED**, subject to the following condition:

1. That the variance only apply to permit construction as proposed in the applicant's sketch;
2. That the applicant pay the ABCA its \$150 review fee; and
3. That minor variance A-31/2020, allowing a 1.2m setback from the north lot line, be recognized and continue to apply.

Members concurring in the above ruling:

S. Ferguson 

M. Gilpin 

D. Hales 

D. Marsh 

S. Rinaldi 


S. Robinson (Absent)

M. Simpson 

***** CERTIFICATION *****

I, Jennifer Turk, Deputy Secretary of the Committee of Adjustment for the Municipality of Lambton Shores certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 25th day of February, 2022.



Deputy Secretary, Jennifer Turk, Dipl. M. M.
Committee of Adjustment, Municipality of Lambton Shores

NOTICE FOR APPEALING TO THE ONTARIO LAND TRIBUNAL

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