

Committee of Adjustment

Meeting Minutes

Thursday, October 5, 2023

5:30 pm

Hybrid Meeting (Virtual and In-Person)

Present: Member Jesse Terpstra, Chair
Councillor Frank Kennes, Vice Chair
Councillor Brian Derbyshire
Member Randeep Kumar
Deputy Mayor Mike McGuire
Councillor Steve Pelkman
Member Dale Viaene

Also Present: Jennifer Huff, Director of Building & Planning
Eva Baker, Acting Secretary-Treasurer
Erin Besch, Planner
Brianna Hammer-Keidel, Deputy Clerk (Recorder)

Others Present: Rob Talach (Applicant)
Courtney Sinclair (Agent)

1. Roll Call

The Secretary-Treasurer confirmed attendance of committee members and confirmed the virtual and/or in-person attendance of members of the public.

2. Approval of Agenda

Moved By Councillor Kennes

Seconded By Member Viaene

THAT: the October 5, 2023 Committee of Adjustment meeting agenda be approved as circulated.

Carried

3. Reading and Correction or Approval of Minutes

3.1 Committee of Adjustment Meeting Minutes - September 7, 2023

Moved By Member Kumar
Seconded By Member Viaene

THAT: the minutes of the September 7, 2023 Committee of Adjustment meeting be approved.

Carried

4. Declaration of Pecuniary Interest

None.

5. Submissions for Consideration

5.1 Application for Minor Variance (A24-2023) - 22456 Troops Road - Report BBP-2023-119

Owner(s): Robert and Monika Talach

Request: to provide relief from the following sections of the Strathroy-Caradoc Zoning By-law:

1. Section 4.2(2) to permit a cumulative floor area of all accessory structures of 167 m² (1,797.6 ft²), whereas 148 m² (1,593.1 ft²), is permitted given the size of the existing dwelling.
2. Section 4.2(5) to permit a residential accessory structure with a height of 6.1 m (20 ft), whereas a maximum height of 4.5 m (14.8 ft) is permitted.
3. Section 4.2(6)(a) to permit a residential accessory structure in the front yard of a rural residential property, whereas accessory structures are limited to locating in the side or rear yard only.

Interested Parties Present:

- Courtney Sinclair (Agent)
- Rob Talach (Applicant)

Erin Besch, Planner, presented the report, noting that the application would facilitate the construction of a detached garage in the front yard. No comments or concerns had been received from the public and staff recommended approval subject to conditions.

Courtney Sinclair, Agent, indicated that the Applicant is satisfied to provide a grading plan and certificate but has concerns that obtaining a grading plan may delay the project until next spring. As the Applicant owns the adjacent property, he is committed to completing the work, but proposes providing the grading plan after work is complete.

Rob Talach, Applicant, spoke in support of the application and reiterated the Agent's request regarding the grading plan.

The Director of Building & Planning noted that a grading plan is typically provided as part of the building permit application package; the certificate is typically provided after the building project is complete.

Members generally discussed the building permit and grading plan process and proposed modifying the proposed related condition to more generally deal with stormwater management.

Moved By Councillor Pelkman

Seconded By Deputy Mayor McGuire

THAT: minor variance application A24-2023 be approved subject to the following conditions:

1. **THAT:** The proposed accessory building be setback a minimum of 20 m (65.6 ft) from the front lot line and in the location provided on the survey plan submitted by the applicant, to the satisfaction of the Municipality.
2. **THAT:** Stormwater be dealt with on-site without negative effects on adjacent properties to the satisfaction of the Municipality.

Reasons: Satisfies the requirements of the Planning Act; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

6. Unfinished Business

None.

7. Enquiries by Members

Councillor Pelkman inquired about a possible review of lot line distance requirements, especially in regards to larger lots. The Councillor noted that the distance could be 1 metre, with the flexibility to further reduce the requirement if required by the site. His main concern is encroachment in cases where different individuals own adjoining lots.

8. Other Business

None.

9. Schedule of Meetings

- Thursday, November 2 @ 5:30 p.m.
- Thursday, December 7 @ 5:30 p.m.

10. Adjournment

Moved By Councillor Kennes

Seconded By Councillor Derbyshire

THAT: the meeting adjourn at 5:51 p.m.

Carried

Chair

Secretary Treasurer