



COMMITTEE OF ADJUSTMENT Planning Staff Report

Meeting date: November 7, 2024
Department: Building, By-law & Planning
Report No.: BBP-2024-132
Submitted by: Erin Besch, Planner
Reviewed by: Tim Williams, Manager of Planning, County of Middlesex
Approved by: Jake DeRidder, Senior Development Coordinator/Acting Secretary-Treasurer
SUBJECT: **Application for Minor Variance (A27-2024) 7842 Longwoods Road
(County Road 2)
Owner: Thane O'Dell**

RECOMMENDATION: THAT: Application for Minor Variance A27-2024 be deferred.

PURPOSE:

The purpose of the application is to provide relief from the following sections of the Strathroy-Caradoc Zoning By-law:

1. Section 4.6(5)(a) to permit a secondary suite that is 60 m² (645.8 ft²) in size, whereas the By-law restricts secondary suites to 80% of the gross floor area of the main dwelling, which in this case would be limited to 46.5 m² (500.5 ft²).
2. Section 4.6(5)(a) to permit a secondary suite on the ground floor of an accessory building, whereas they are restricted to the second story only.
3. Section 4.2(6)(a) to permit an accessory building in the front yard, whereas accessory structures are limited to locating in the side or rear yard only.
4. Section 4.2(2) to permit a cumulative floor area of all accessory structures of 241 m² (2,594.1 ft²), whereas 181 m² (1,948.3 ft²) is currently permitted.

The variances will facilitate the construction of a 60 m² (645.8 ft²) secondary suite in the front yard of the rural residential property.

BACKGROUND:

The subject property is located on the north side of Longwoods Road (County Road 2), west of Christina Road (see Location Map). The property is approximately 0.66 ha (1.64 ac) in size with approximately

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30 m (98.4 ft) of frontage along Longwoods Road, which is classified as an 'arterial road' under the jurisdiction of the connected to private water and sanitary services. The land contains an existing single detached dwelling that is 115.9 m² (1,248 ft²) in size, a detached workshop that is 142.7 m² (1,536 ft²), and garden shed that is 11.2 m² (120 ft²).

As the property is under one hectare in size, it is subject to the Municipality's '80% rule' for all accessory structures in relation to the ground floor area of the dwelling. Based on the size of the dwelling, the permitted cumulative area for accessory buildings would be 92.72 m² (998 ft²). However, the applicant received a minor variance in 2017, which increased this maximum to 181 m² (1,952 ft²) to permit the construction of the workshop.

This variance application also permitted an increase to the maximum permitted size of a sign for a home occupation from 0.5 m² to 1.4 m², an increase to the maximum permitted height of an accessory building from 4.5 m to 5.18 m, and finally an increase to the maximum area that may be used for a home occupation from 30 m² to 142 m². These approvals allowed the applicant to operate their custom timber frame business from the workshop that was proposed at the time and that has now been completed. Staff note that the approval was based on the following three conditions: 1. That the existing detached garage be removed upon completion of the new garage; 2. That the new detached garage is permitted to be used for a custom cosmetic timber frame home occupation only; and 3. Timbers may be stored outside provided they are placed in location that is screened from view by Longwoods Road and the adjacent dwelling to the east and the area used for open storage of timbers does not exceed 500 m² (5,382 ft²).

Staff note that, based on aerial photography, the outdoor area used for open storage appears to be approximately 1,000 m² (10,763.9 ft²), which would mean they are no longer in compliance with their original variance approval. In light of this, the applicant has requested the application be deferred so that they can either reduce the outdoor storage area or amend the subject application to request an additional variance.

CONCLUSION:

It is recommended that Application for Minor Variance A27-2024 **be deferred** to provide the applicant time to either reduce the outdoor storage area associated with the home occupation or amend the subject application.