

Committee of Adjustment

Meeting Minutes

Thursday, February 6, 2025

5:30 pm

Hybrid Meeting (Council Chamber and Virtual)
Strathroy-Caradoc Municipal Office
52 Frank Street, Strathroy, Ontario

- Present:** Member Jesse Terpstra, Chair
Councillor Frank Kennes, Vice Chair
Councillor Brian Derbyshire
Deputy Mayor Mike McGuire
Councillor Steve Pelkman
Member Dale Viaene
Member Randeep Kumar
- Absent with Notice:** Mayor Colin Grantham
- Also Present:** Jake DeRidder, Acting Secretary-Treasurer
Erin Besch, Planner, County of Middlesex
Melonie Carson, Deputy Clerk/Records Management
Coordinator (Recorder)
Saja Alasmar, Development Services Coordinator
Alyssa Soldo, Planner
- Others Present:** Adrian Rombouts
Mark Nagel
Nathan Gomes
Pete Gubbels
Ian Johnston

1. Roll Call

Jake Deridder, Acting Secretary-Treasurer, confirmed Committee attendance noting that all members were present with the exception of Councillor Derbyshire.

2. Approval of Agenda

Moved By Councillor Kennes
Seconded By Member Viaene

THAT: the February 6, 2025 Committee of Adjustment agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Reading and Correction or Approval of Minutes

4.1 Committee of Adjustment Meeting Minutes of December 5, 2024

Moved By Member Viaene
Seconded By Councillor Pelkman

THAT: the Committee of Adjustment meeting minutes of December 5, 2024 be approved as written.

Carried

5. Submissions for Consideration

5.1 Application for Consent (B20-2024 & B23-2024) – 23722 Glen Oak Road (Report: BBP-2025-06)

Owner: Adrian Rombouts

Request: The purpose of Application B20-2024 is to sever a surplus farm dwelling from a larger farm parcel as a result of farm consolidation. The owner is proposing to retain the residential lot and convey the farmlands to a farming operation owned by Calvin Schouten.

The purpose of Application B23-2024 is to permit an easement to the existing well for the residential parcel.

Interested Parties Present: Adrian Rombouts

The following members of the public spoke: Adrian Rombouts

Alyssa Soldo, Planner, was present to speak to the report and answer questions from members.

Moved By Councillor Pelkman
Seconded By Deputy Mayor McGuire

THAT: Application for Consent B20-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision and the consent certificate fee of \$500 be paid to the Municipality.
2. That any outstanding property taxes be paid in full.
3. That the subject lands be appropriately rezoned.
4. That the lands to be severed be transferred to Calvin Schouten, or a bonafide farmer to the satisfaction of the Municipality.
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B20-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That confirmation is obtained, ensuring that the private sewage services are located wholly within the lot to be retained, to the satisfaction of the Municipality.
8. That a municipal 9-1-1 address be assigned to the 'lands to be retained', to the satisfaction of the Municipality and the County of Middlesex.
9. That the applicants initiate and assume if necessary, all engineering costs associated with the preparation of revised assessment schedules for the applicable municipal drain(s) in accordance with the Drainage Act, R.S.O. 1990 as amended, such costs to be paid in full to the appropriate engineering firm prior to submitting a copy of the transfer as noted below.
10. That a new access be provided for the lands to be severed if one does not already exist, to the satisfaction of the Municipality.
11. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
12. That the applicant's solicitor submit an undertaking in a form satisfactory to the Secretary-Treasurer to register an electronic

transfer of title consistent with the Acknowledgement and Direction and the decision of the Committee of Adjustment.

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

Moved By Councillor Kennes

Seconded By Member Viaene

THAT: Application for Consent B23-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the owner establish an easement for the existing well on the severed lands in favour of the retained lands and this be registered on title of both the severed and retained lands, to the satisfaction of the Municipality.
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B23-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
6. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
7. That the applicant's solicitor submit an undertaking in a form satisfactory to the Secretary-Treasurer to register an electronic transfer of title consistent with the Acknowledgement and Direction and the decision of the Committee of Adjustment.

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

5.2 Application for Consent (B19-2024) – 8743 Switzer Drive (Report: BBP-2025-08)

Owner: Mark Nagel

Agent: Nathaniel Gomes

Request: To sever a parcel of agricultural land for the creation of a residential lot.

Interested Parties Present: Mark Nagel, Nathan Gomes

The following members of the public spoke: Mark Nagel, Nathan Gomes

Alyssa Soldo, Planner, was present to speak to the report and answer questions from members.

Moved By Deputy Mayor McGuire

Seconded By Councillor Pelkman

THAT: Application for Consent B19-2024 be denied.

Carried

5.3 Application for Consent (B22-2024) – 8040 Irish Drive (Report: BBP-2025-09)

Owners: Roger & Nancy Lefebvre

Agent: Pete Gubbels (LCP Farms Inc.)

Request: To sever a surplus farm dwelling from a larger farm parcel as a result of farm consolidation.

Interested Parties Present: Pete Gubbels

The following members of the public spoke: Pete Gubbels

Alyssa Soldo, Planner, was present to speak to the report and answer questions from members.

Members generally discussed this application and agreed to defer this back to staff.

Councillor Derbyshire joined the meeting at 5:54 p.m.

Moved By Councillor Derbyshire

Seconded By Deputy Mayor McGuire

THAT: Application for Consent B22-2024 be deferred back to staff for a list of terms and conditions that should be considered back to this committee before the final approval to move forward and that's being based essentially on a grandfathering concept that there was an existing house there prior to 2005.

Carried

5.4 Application for Minor Variance (A30-2024) – 246 Adelaide St, Strathroy (Report: BBP-2025-10)

Owners: Ian G. Johnston & Carolyn A. Hull-Johnston

Request: To seek relief from Section 4.34(1)a) of the Zoning By-law to permit a 55.8m² detached garage that is 0.07 metres (0.23 ft) from the interior side lot line, whereas the by-law permits architectural adornments to encroach with a maximum projection into a required yard of 0.75 metres (2.5 ft) provided that no part of the structure extends closer than 0.75 metres (2.5 ft) to any lot line.

Interested Parties Present: Ian Johnston

The following members of the public spoke: Ian Johnston

Alyssa Soldo, Planner, was present to speak to the report and answer questions from members.

Moved By Councillor Pelkman

Seconded By Deputy Mayor McGuire

THAT: Application for Minor Variance A30-2024 be approved as long as the eavestroughs are located on the property, as it is minor, conforms to the Official Plan, it meets the intent of the Zoning By-law and it is an appropriate development for the property, and further;

THAT: Stormwater be dealt with on-site without negative effects on the adjacent properties to the satisfaction of the Municipality.

Carried

6. Enquiries by Members

None.

7. Schedule of Meetings

- Thursday, March 6, 2025 @ 5:30 p.m.
- Thursday, April 3, 2025 @ 5:30 p.m.
- Thursday, May 1, 2025 @ 5:30 p.m.

8. Adjournment

Moved By Councillor Derbyshire

Seconded By Member Viaene

THAT: the February 6, 2025 Committee of Adjustment meeting adjourn at 6:27 p.m.

Carried

Chair

Secretary Treasurer