

**FOR OFFICE USE ONLY**

File Number:	A1-2025
Date Received:	January 20, 2025
Pre-Consultation Date:	
Planner:	

## Minor Variance Application

### PURSUANT TO SECTION 45 OF THE PLANNING ACT

☐ 45(1)☐ 45(2)Date of Application: January 20, 2024<sup>45</sup>**1. Applicant information****1a. Registered owner(s) of the subject land**

Name: Christina Wilson and Jorden Pinch

Address: [REDACTED]

Town: [REDACTED]

Postal Code: [REDACTED]

Phone: [REDACTED]

Cell: [REDACTED]

Fax: [REDACTED] Email: [REDACTED]

**1b. Agent (authorized by the owner to file the application) (if applicable)**

Name:

Address:

Town:

Postal Code:

Phone:

Cell:

Fax:

Email:

**2. Description of Subject Land**

Geographic Township:	Strathroy-Caradoc	Concession(s):	
Street Address:	711 Wood Edge Road	Lot(s):	13
Registered Plan:	33M692	Part(s):	
Reference Plan:		Municipal Roll Number:	391601403144413

**3. Please indicate the date when the subject land was acquired by the current owner:**

21

Day

11

Month

2024

Year

4. Current Official Plan land use designation: Residential

5. Current Zoning: R1

**6a. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):**

1. Setback of an accessory building to the side lot line of 0.1 m, whereas 0.6 m is required.
2. Setback of deck to the side lot line of 0.0 m, whereas 1.5 m is required.

**6b. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:**

Please see attached application (summary of items below):

1. existing structures when the property was purchased;
2. non compliance not disclosed to the current owner by the former owner;
3. costs to comply significant, given the minor shift in spacing;
4. current owner bought property primarily due to upgraded exterior space;
5. removal of the pool cabana would further devalue the property as well as negatively affect the outdoor experience;
6. exterior space would be under construction for another season;
7. compliance would create unuseable sections of the yard;
8. owner is willing to address any concerns with remediation to allow for conditional approval.

**7. Dimensions of Subject Land (in metric units)**

Frontage:	20.64 m	Depth:	59 m	Area:	1210 m2
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**8. Access to Subject Land (please provide information for only those that apply to this property)**

Provincial Highway:		County Road:	
Municipal Road:	Woods Edge Road	Other Public Road:	
Right of Way:		Water:	

**9a. Describe all existing uses of the subject land:**

Residential

**9b. Please indicate the length of time that the existing uses of the subject land have continued:**

9 years

**9c. Please indicate whether there are any existing buildings or structures on the subject lands:**



YES\*



NO

**9c. \*If YES, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):**

Types of Building/ Structure	Date of Construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Ground Floor Area
House	2017					154.82 m <sup>2</sup>
Pool Cabana	2021			0.1 m	at fence 2.64 m into yard 3.18 m	6.99 m <sup>2</sup>
Shed						26.12 m <sup>2</sup>
Attached garage	2017					63.17 m <sup>2</sup>

**10a. Please indicate whether any buildings or structures are proposed to be built on the subject land:**

☐

YES\*

☒

NO

**\*If YES, please complete the following table indicating the types of buildings and structures, proposed on the subject land and the specified measurements (in metric units):**

Types of Building/ Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Ground Floor Area

**10b. Describe all proposed uses of the subject land:**

No Change

<b>11. Water Supply: How is water to be supplied?</b>			
<input checked="" type="checkbox"/>	Publicly owned and operated piped water system	<input type="checkbox"/>	Lake or other water body
<input type="checkbox"/>	Privately owned well or communal well	<input type="checkbox"/>	Other (please specify):
<b>12. Sewage Disposal: How is sewage to be disposed of?</b>			
<input checked="" type="checkbox"/>	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	Privy
<input type="checkbox"/>	Privately owned individual or communal septic system	<input type="checkbox"/>	Other (please specify):
<b>13. Storm Drainage: How is storm drainage to be provided?</b>			
<input type="checkbox"/>	Storm sewers	<input type="checkbox"/>	Swales
<input type="checkbox"/>	Municipal Drainage ditches	<input type="checkbox"/>	Other (please specify):

<b>14. Are the lands the subject of:</b>			
<b>An application for approval of a Plan of Subdivision under the Planning Act?</b>			
*If yes, provide the following:	File No.	Status:	<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
<b>An application for Consent under the Planning Act?</b>			
*If yes, provide the following:	File No.	Status:	<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
<b>15. Please indicate whether the subject land has previously been the subject of an application for Minor Variance:</b>			
			<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.:	Date:	

<b>16. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing of the application. Please complete the checklist below to ensure you have included all the requirement information.</b>	
<input type="checkbox"/>	The boundaries and dimensions of the subject land.
<input type="checkbox"/>	The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building and structures from the front yard lot line, rear yard lot line and the side yard lot lines.
<input type="checkbox"/>	The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic system).
<input type="checkbox"/>	The current uses on land that s adjacent to the subject land.
<input type="checkbox"/>	The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, private road or a right-of-way.
<input type="checkbox"/>	If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
<input type="checkbox"/>	The location and nature of any easement affecting the subject land.

## STATUTORY DECLARATION

I, CHRISTINA WILSON of the STRATHROY  
(Name) (Name of City, Town, Township, Municipality, etc.)

in the MIDDLESEX  
(Name of County, Region or District)

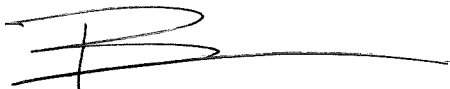
### SOLEMNLY DECLARE THAT

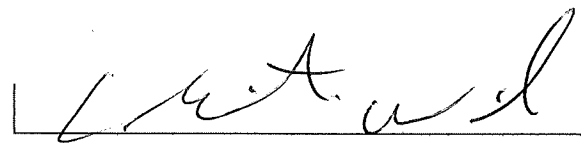
The information provided in this application is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Town of STRATHROY in the  
County of Middlesex

On this 20 day of JAN 2025

  
A Commissioner of Oaths

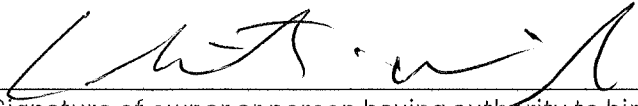
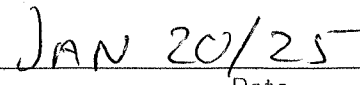
  
Applicant or Authorized Agent\*

**WILLIAM DAKIN**  
TREASURER  
MUNICIPALITY OF STRATHROY-CARADOC  
COUNTY OF MIDDLESEX  
A COMMISSIONER FOR TAKING AFFIDAVITS

**\*If applicable, please complete the attached authorization for an agent to act on behalf of the owner of the subject land.**

### Permission to Enter

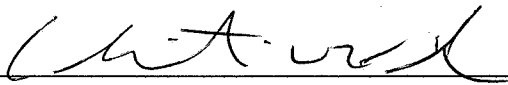
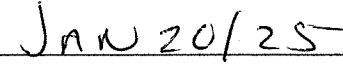
The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Committee of Adjustment and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance.

	
Signature of owner or person having authority to bind the owner	Date

### MUNICIPAL COSTS

Please be advised that the Municipality may incur expenses associated with obtaining outside legal/ engineering/ planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment.

I, CHRISTINA WILSON, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

	
Signature	Date

### AGENT AUTHORIZATION

I, \_\_\_\_\_, being the owner of the property described in Section 1  
(Name)

of this application for Minor Variance, hereby authorize

\_\_\_\_\_  
(Agent)

to act as my agent in matters related to this application for Minor Variance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Owner

## PROCEDURAL REQUIREMENTS FOR THE POSTING OF NOTICE SIGNS FOR PLANNING APPLICATIONS

### LEGISLATIVE REQUIREMENTS

Provincial regulations established under the *Planning Act* set out how an approval authority is to notify the public of a planning application e.g. a severance, rezoning, subdivision or minor variance. The Municipality of Strathroy-Caradoc, these regulations are generally satisfied through direct mailing to surrounding property owners and the posting of a sign on the subject property.

### RESPONSIBILITIES OF THE APPLICANT/AGENT

The required notice signs will be prepared by municipal staff and made available at the Strathroy-Caradoc municipal office. Once the public meeting date(s) has/have been set for the application(s) and signs prepared, the applicant/agent will be contacted by municipal staff. The applicant will also be informed of the date by which the sign(s) must be erected in order to comply with the Planning Act regulations.

It will then be the responsibility of the applicant to:

1. Obtain and erect the required sign(s) by the date and in the manner prescribed.
2. Ensure that all signs are properly maintained from the prescribed date until the day after the last public meeting date indicated on the sign.
3. Remove the sign(s) and return them to the Planning Department within 1 week of the meeting date.

If the sign(s) is/are not posted as set out in the regulations, any decision made by Committee or Council on this application could be declared null and void should it be challenged because of lack of proper notice.

**Should it be determined that the sign(s) was/were not posted properly, the Committee or Council will defer the application and additional fees will be required to cover the costs of issuing an additional notice for any new hearing/meeting date(s).**

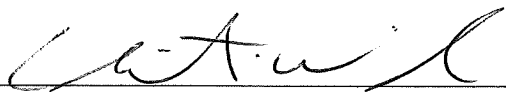
### LOCATION OF SIGNS

The notice sign(s) shall be placed in accordance with the following:

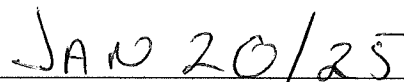
1. A minimum of one sign shall be placed on each property which is the subject of the application.
2. A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
3. Each sign shall be placed parallel to the public road upon which it fronts.
4. Each sign shall be clearly visible and legible from the travelled portion of the public road upon which it fronts.
5. Where posting on the property is impractical, the sign(s) shall be placed at a nearby location approved by the Municipality.

Please contact the Building and Planning Department if you have any questions or need additional or replacement signs.

I, the undersigned do hereby agree to my responsibilities as outlined in this document.



Signature of Applicant/Agent



Date



**January 17, 2025**

**Committee of Adjustment**  
Municipality of Strathroy-Caradoc

**SUBJECT:** Application for Minor Variance – 711 Woods Edge Road, Mount Brydges

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### **Purpose of the Application**

The purpose of this application is to seek relief from the following provisions of the Zoning By-law:

1. Section 4.2(3)(a) to permit a poolside open-air bar structure with an exterior side yard depth of 0.1 m, whereas the by-law requires a minimum setback of 0.6 m.
2. Section 5.3(4) to permit an uncovered deck with an exterior side yard depth of 0 m, whereas the by-law requires a minimum setback of 1.5 m.

This application is intended to legalize existing conditions on the property, which the current owners purchased on **November 21, 2024**. These structures were built by the previous owner, who failed to disclose the non-compliance with zoning regulations prior to the sale.

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### **Property Description and Context**

The subject property is located at 711 Woods Edge Road, Mount Brydges, on the south side of the street, classified as a "local road" under the jurisdiction of the Municipality of Strathroy-Caradoc. The property is approximately **2,451 m<sup>2</sup> (0.60 ac)** in size, serviced by municipal infrastructure, and contains a single detached dwelling, a pool, a poolside accessory open-air bar structure, a covered deck, and a shed.

The **open-air pool bar** was constructed in 2021, with a setback of **0.1 m (4 inches)** from the west lot line. The **uncovered deck**, built in 2017-2018, has a **0 m setback** to the west lot line, the deck is 0.5 m high off the ground and abuts a 2.11 m wooden fence.

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### **Background**

The current owners purchased the property primarily for its large attractive backyard features, including the pool, pool bathroom, cabana, deck, hot tub, and shed which were significant selling points for their family of six and three dogs. During the sale process, a title search revealed non-compliance with plumbing regulations related to the pool cabana and the pool bathroom. However, no further zoning infractions were disclosed, despite direct inquiries.



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## Justification for Minor Variance

### 1. Is the variance minor in nature?

Yes. The requested variances do not result in adverse off-site impacts:

- The **deck**, constructed 7 years ago, is fully screened by a **2.11 m high fence** and does not overlook adjacent properties. Removing the deck would create an unsightly, unmanageable strip of land with poor drainage, presenting a safety hazard for the applicant's children and pets.
- The **poolside bar structure**, constructed 4 years ago, is a seasonal, open-air feature that does not obstruct views or privacy. Its proximity to the lot line is mitigated by mature trees on the neighbouring property.

### 2. Is the variance an appropriate use of the land?

Yes. Decks and accessory structures are common in residential areas and are compatible with single detached dwellings. Allowing the structures to remain enables the property to serve as a functional family space, while maintaining compliance with the general intent of the zoning by-law.

### 3. Does the variance maintain the intent of the Official Plan?

Yes. The property is designated **Residential** in the Official Plan, which supports the development of single detached dwellings and accessory uses. Policy 3.3.4.4 emphasizes maintaining adequate spacing between properties. The existing structures do not compromise spacing or privacy and therefore align with the plan's objectives.

### 4. Does the variance maintain the intent of the Zoning By-law?

Yes. The setback provisions in the by-law aim to protect privacy and ensure appropriate separation between properties. In this case:

- The **deck** is screened by fencing and trees, ensuring no privacy impacts.
- The **poolside bar structure** is minimally invasive, and the applicant has proposed installing an eavestrough system to address water runoff concerns, further aligning with the by-law's intent.

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## Proposed Mitigation Measures

To address any potential concerns, the applicant proposes the following:

1. For the **deck**: Installation of a **0.5 m decorative lattice** along the affected side (7.417 m in length) to enhance privacy.
  2. For the **poolside bar structure**: Installation of an **eavestrough and snow block system** on the west edge of the roof to manage water runoff entirely on the applicant's property.
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## **Conclusion**

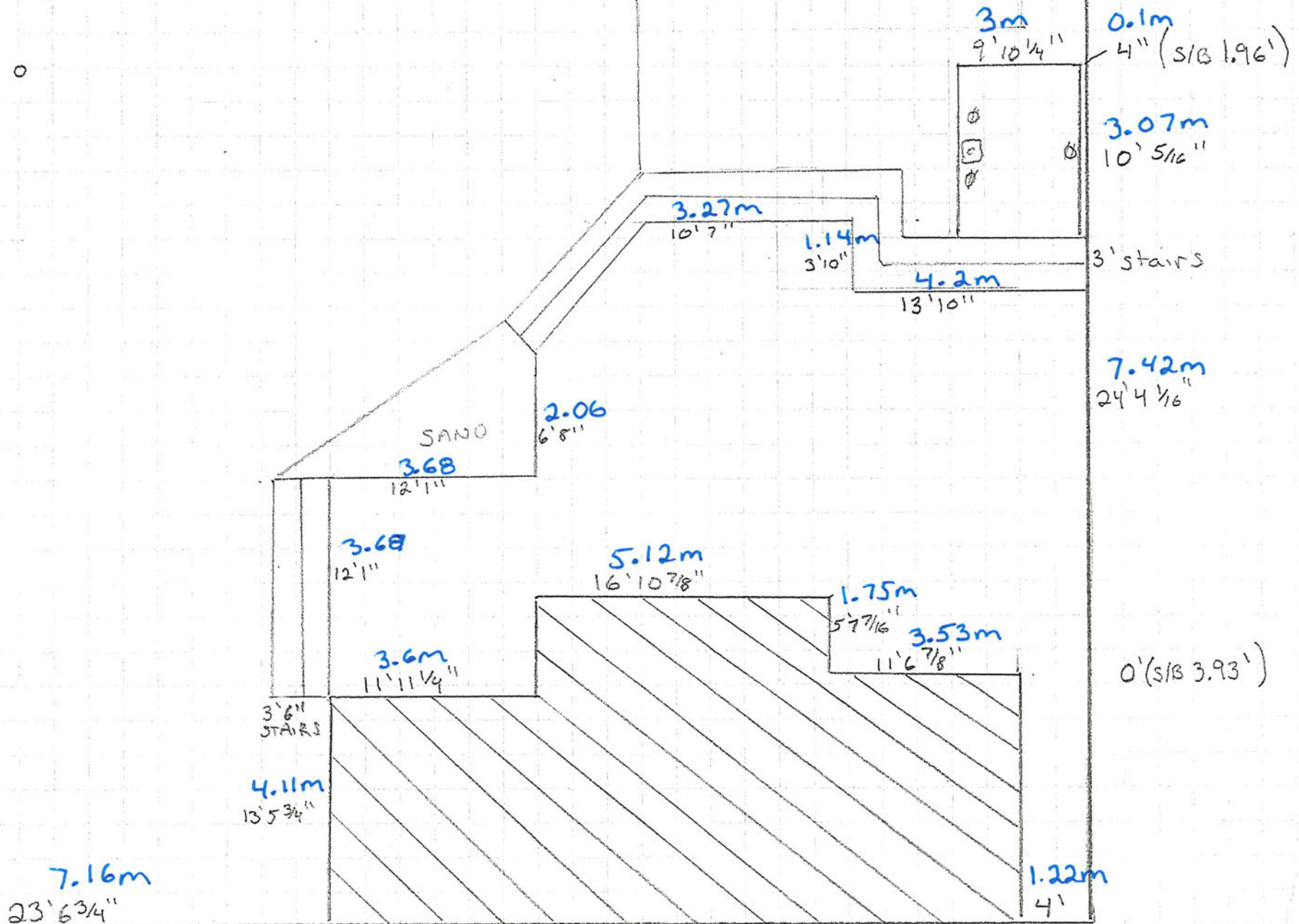
The requested variances are minor in nature, appropriate for the use of the land, and maintain the intent of both the Official Plan and the Zoning By-law. The existing structures have been in place for several years without issue, and their continued presence will have no negative impact on adjacent properties. The cost to remediate the infractions would be significant (concrete, electrical, roofing, supports, etc) in comparison to the small physical improvement with compliance while potentially significantly reducing the value of the property with a smaller deck and potentially no pool cabana. The applicant would like to start enjoying the outdoor space in the Spring rather than commence construction in the rear yard, potentially taking another season or part of one away from the family. The applicant does not intend to build any further structures on the property in the future and should the applicant ever change their mind they are aware of and will abide by all planning and by-law requirements.

We respectfully request that the Committee of Adjustment approve the minor variances as proposed, with or without the suggested mitigation measures.

**Sincerely,**

Christina Wilson  
711 Woods Edge Road  
Mount Brydges, ON  
Phone: 705-220-7685

# Pool Area



Res

20.64m

59m

2m

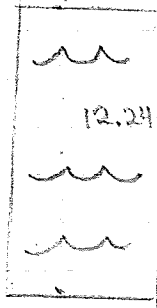
2.5m



6.07m

12.24m

2.5m



Res



Covered

Patio

Add  
Sunroom

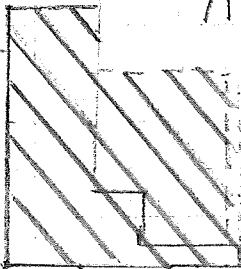
3.62m

711

1.22m

709

12.09



Woods Edge Rd  
8.21m



Garage



Deck



Covered  
Deck



Patio



Pool



Shed



Cabana



Tree



## 711 Woods Edge Road Photos















SUTTON GROUP - SELECT REALTY INC., BROKERAGE



















