

Committee of Adjustment

Meeting Minutes

Thursday, March 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
Councillor Steve Pelkman
Member Dale Viaene
Member Randeep Kumar
- Absent with Notice: Deputy Mayor Mike McGuire
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

1. Roll Call

The Acting Secretary-Treasurer confirmed committee attendance noting that Deputy Mayor McGuire was absent.

2. Approval of Agenda

Moved By Councillor Derbyshire

Seconded By Member Viaene

THAT: the March 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 February 6, 2025

Moved By Member Kumar

Seconded By Councillor Kennes

THAT: the Committee of Adjustment meeting minutes of February 6, 2025 be approved as written.

Carried

5. Submissions for Consideration

5.1 Application for Consent (B22-2024) - 8040 Irish Drive (Report: BBP-2025-22)

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: N/A

The following members of the public spoke: N/A

The following Committee Members spoke: N/A

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Kennes

Seconded By Councillor Derbyshire

THAT: Application for Consent B22-2024 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 be paid to the Municipality.

2. That any outstanding property taxes be paid in full.
3. That the applicant provide \$1,000 cash-in-lieu of parkland dedication to the Municipality.
4. That the subject lands be appropriately rezoned to recognize the residential use of the severed lot and to prohibit future residential uses on the retained lot.
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B22-2024 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 a municipal 9-1-1 address be assigned to the farmlands, to the satisfaction of the Municipality and the County of Middlesex.
8. 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.
9. That a new access be provided for the lands to be retained if one does not already exist, to the satisfaction of the Municipality.
10. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
11. 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.

Carried

5.2 Application for Consent (B1-2025) – 6766 Inadale Drive (Report: BBP-2025-13)

Owners: Julie & Joe Hardy

Request: To create an agricultural lot from a larger farm parcel. The

owner is proposing to retain the portion of the lot with the existing home and accessory buildings and convey the other portion of the lot with farmland to Tom and Linda Hardy.

Interested Parties Present: Joe Hardy

The following members of the public spoke: N/A

The following Committee Members spoke: Councillor Kennes

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Derbyshire

Seconded By Member Viaene

THAT: Application for Consent B1-2025 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 be paid to the Municipality.
2. That any outstanding property taxes be paid in full.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B1-2025 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
5. That a municipal 9-1-1 address be assigned to the 'lands to be severed', to the satisfaction of the Municipality and the County of Middlesex.
6. That the owner will be required to dedicate lands up to 18 m from the centreline of construction of County Road 9 (Melbourne Road) across the severed parcel to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
7. 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.

8. That a new access be provided for the lands to be retained if one does not already exist, to the satisfaction of the Municipality.
9. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
10. 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

5.3 Application for Consent (B2-2025) – RANGE 1S N PT LOT 1 & RANGE 1S N PT LOT 2 & RANGE 1S PT LOTS 2,3 RP 34R861 PART 6 (Report: BBP-2025-14)

Owner: Bruce Harold Carruthers

Request: To create a new agricultural lot for estate planning purposes. The owner is proposing to retain both lots until it is decided who the severed lot would be transferred or sold to.

Interested Parties Present: Bruce Harold Carruthers

The following members of the public spoke: Bruce Harold Carruthers

The following Committee Members spoke: Councillor Derbyshire, Councillor Pelkman, Councillor Kennes

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Pelkman

Seconded By Member Kumar

THAT: this be deferred back to staff to find out more information about the entrance and what possibilities there are for the applicant and see if the fairgrounds issue can be resolved.

Carried

5.4 Application for Minor Variance (A1-2025) – 711 Wood’s Edge Road, Mount Brydges (Report: BBP-2025-15)

Owners: Christina Wilson & Jordan Pinch

Request: To seek relief from Section 4.2(3)(a) of the Strathroy-Caradoc Zoning By-law to permit an accessory building with a minimum interior lot line setback of 0.1 metres (0.3 feet), whereas a minimum interior side lot line setback of 0.6 metres (2 feet) is required in the ‘Low Density Residential (R1)’ Zone. The application also requests relief from Section 5.3(4) of the Strathroy-Caradoc Zoning By-law to permit no side yard setback, whereas a minimum of 1.2 metres (4 feet) is required for uncovered decks. The minor variance requests will recognize the existing buildings and structures on the property which were put in place by a previous owner.

Interested Parties Present: Christina Wilson & Jordan Pinch

The following members of the public spoke: Christina Wilson, Paul Purdy

The following Committee Members spoke: Councillor Pelkman, Councillor Kennes, Councillor Derbyshire

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Kennes

Seconded By Member Kumar

THAT: Application for Minor Variance A1-2025 be denied.

Carried

5.5 Application for Minor Variance (A2-2025) – 544 Regent Street, Mount Brydges (Report: BBP-2025-16)

Owners: Banman Developments Inc. (Paul Banman)

Request: To seek relief from Section 6.3(5) of the Strathroy-Caradoc

Zoning By-law to permit a single detached dwelling to be constructed with a rear yard setback of 3.88 metres (12.7 ft), whereas a minimum rear yard setback of 8.0 metres (26.2 ft) is required in the 'R2-17' Zone. The application also requests relief from Section 4.29(5)(b) of the Strathroy-Caradoc Zoning By-law to permit a required setback to the municipal drain of 12 metres (39.4 ft), whereas a setback of 18.5 metres (60.7 ft) is required.

Interested Parties Present: N/A

The following members of the public spoke: N/A

The following Committee Members spoke: Councillor Pelkman, Councillor Derbyshire

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Kennes

Seconded By Councillor Pelkman

THAT: Application for Minor Variance A2-2025 be approved.

Carried

5.6 Application for Minor Variance (A3-2025) - 24640 Melbourne Road (Report: BBP-2025-17)

Owners: Pamela Burdick & Paul Vanderkroft

Request: To provide relief from Section 4.6(5)(b) of the Zoning By-law to permit a secondary suite in an accessory building that is 130 m² (1,399 ft²) in size (93% of the gross floor area of the primary dwelling unit), whereas the by-law restricts secondary suites to 40% of the gross floor area of the primary dwelling unit, to a maximum of 75 m² (807.3 ft²), and must be located above the main floor. The application is intended to permit the existing dwelling as secondary suite and allow a larger primary dwelling to be constructed on the same property.

Interested Parties Present: Pamela Burdick & Paul Vanderkroft

The following members of the public spoke: Paul Vanderkroft

The following Committee Members spoke: Councillor Pelkman, Councillor Derbyshire

Alyssa Soldo & Erin Besch, Planners, were present to speak to the report and answer questions from members.

Moved By Councillor Pelkman
Seconded By Councillor Kennes

THAT: the committee defer this to have a conversation with the owner to see what is the most appropriate way to move forward.

Carried

6. Enquiries by Members

None.

7. Schedule of Meetings

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

8. Adjournment

Moved By Member Kumar
Seconded By Councillor Kennes

THAT: the March 6, 2025 Committee of Adjustment meeting adjourn at 6:36 p.m.

Carried

Chair

Secretary Treasurer